

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 Currajong Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,524,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2022

to

31/12/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18 The Elms DONVALE 3111	\$1,300,000	09/02/2023
2	27 Worthing Av DONCASTER EAST 3109	\$1,297,000	23/01/2023
3	17 Abelia St DONCASTER EAST 3109	\$1,250,000	13/12/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2022: \$1,524,000



Rooms: 7

Property Type: House

Land Size: 649.427 sqm approx

Agent Comments

Comparable Properties



18 The Elms DONVALE 3111 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 09/02/2023

Property Type: House



27 Worthing Av DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,297,000

Method: Private Sale

Date: 23/01/2023

Property Type: House

Land Size: 821 sqm approx



17 Abelia St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 13/12/2022

Property Type: House (Res)

Land Size: 655 sqm approx