

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

4 MORELLO CIRCLE DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,615,000

Property type

House

Suburb

Doncaster East

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

3/191 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$1,110,000	22-Sep-24
3/5 GREENVIEW CLOSE DONVALE VIC 3111	\$1,155,000	28-Aug-24
7/5 GREENVIEW CLOSE DONVALE VIC 3111	\$1,157,500	20-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 25 November 2024



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3/191 REYNOLDS ROAD
DONCASTER EAST VIC 3109

4 2 2

Sold Price **\$1,110,000** Sold Date **22-Sep-24**

Distance **0.12km**



3/5 GREENVIEW CLOSE DONVALE Sold Price
VIC 3111

4 2 2

\$1,155,000 Sold Date **28-Aug-24**

Distance **1.91km**



7/5 GREENVIEW CLOSE DONVALE Sold Price
VIC 3111

4 3 2

\$1,157,500 Sold Date **20-Jun-24**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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