

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

1 Rosamond Crescent, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,399,000

Median sale price

Median price

\$1,549,000

Property Type

House

Suburb

Doncaster East

Period - From

17/10/2021

to

16/10/2022

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	41 Canopus Dr DONCASTER EAST 3109	\$1,450,000	12/10/2022
2	7 Stafford Ct DONCASTER EAST 3109	\$1,410,000	29/08/2022
3	15 Daly St DONCASTER EAST 3109	\$1,390,000	01/10/2022

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:

17/10/2022 09:22



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,399,000

Median House Price

17/10/2021 - 16/10/2022: \$1,549,000

Comparable Properties



41 Canopus Dr DONCASTER EAST 3109 (REI) Agent Comments

4 2 2

Price: \$1,450,000

Method: Private Sale

Date: 12/10/2022

Property Type: House

Land Size: 702 sqm approx



7 Stafford Ct DONCASTER EAST 3109 (REI) Agent Comments

4 2 2

Price: \$1,410,000

Method: Private Sale

Date: 29/08/2022

Property Type: House (Res)

Land Size: 882 sqm approx



15 Daly St DONCASTER EAST 3109 (REI) Agent Comments

3 1 2

Price: \$1,390,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 772 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017