Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1 Rosamond Crescent, Doncaster East Vic 3109
Including suburb and	
postcode	

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	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale







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

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)

- 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)

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Price: \$1,390,000 **Method:** Auction Sale **Date:** 01/10/2022

Property Type: House (Res) **Land Size:** 772 sqm approx

Agent Comments

Agent Comments

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





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