

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

3 Kent Court, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,174,999

Median sale price

Median price

\$1,490,500

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2022

to

30/09/2022

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	7 Tennyson Ct TEMPLESTOWE 3106	\$1,605,000	17/12/2022
2	4 Paltarra Ct DONCASTER EAST 3109	\$1,255,000	26/11/2022
3	7 Lynda Ct DONCASTER EAST 3109	\$1,185,000	10/12/2022

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:

08/01/2023 10:18



 4  2  2

Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$1,174,999
Median House Price
September quarter 2022: \$1,490,500

Comparable Properties



7 Tennyson Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,605,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 791 sqm approx



4 Paltarra Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,255,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 809 sqm approx



7 Lynda Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,185,000
Method: Private Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 785 sqm approx