

# 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 25 Marsden Crescent, Doncaster East, VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$2,600,000 & \$2,800,000

### Median sale price

Median price \$1,555,000 Property Type House Suburb Doncaster East (3106)

Period - From 06/02/2022 to 06/02/2023 Source Realestate

### Comparable property sales

A These are two 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 |
|----------------------------------------|-------------|--------------|
| 22 LARNACA COURT, TEMPLESTOWE VIC 3106 | \$2,489,000 | 20/05/2023   |
| 40 Browning Drive, Templestowe         | \$2,820,000 | 20/05/2023   |
|                                        |             |              |

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: 06/02/2023