

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

6 Nolan Close, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,522,000

Property Type House

Suburb Doncaster East

Period - From 01/07/2021

to 30/09/2021

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	5 Larnoo Dr DONCASTER EAST 3109	\$1,650,000	26/06/2021
2	13 Catherine Av DONCASTER EAST 3109	\$1,614,000	14/08/2021
3	54 Santa Rosa Blvd DONCASTER EAST 3109	\$1,561,500	08/10/2021

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:

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

September quarter 2021: \$1,522,000



 4  2  2

Property Type: House

Land Size: 704 sqm approx

Agent Comments

Comparable Properties



5 Larnoo Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,650,000

Method: Sold Before Auction

Date: 26/06/2021

Property Type: House (Res)

Land Size: 714 sqm approx



13 Catherine Av DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,614,000

Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)



54 Santa Rosa Blvd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,561,500

Method: Sold Before Auction

Date: 08/10/2021

Property Type: House (Res)

Land Size: 797 sqm approx