

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

9 Deep Creek Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,490,000 & \$1,590,000

Median sale price*

Median price \$1,270,000 Property Type House Suburb Doncaster East

Period - From 23/11/2019 to 23/05/2020 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	6 Bedervale Dr TEMPLESTOWE 3106	\$1,590,000	17/12/2019
2	4 Bray Ct TEMPLESTOWE 3106	\$1,535,000	25/03/2020
3	13b Hillhouse Rd TEMPLESTOWE 3106	\$1,500,000	18/12/2019

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:

23/05/2020 16:12



5 3 6

Property Type: House
Land Size: 1120 sqm approx
Agent Comments

Indicative Selling Price
\$1,490,000 - \$1,590,000
Median House Price *
23/11/2019 - 23/05/2020: \$1,270,000
* Agent calculated median

Comparable Properties



6 Bedervale Dr TEMPLESTOWE 3106 (VG)

Agent Comments

5 - -

Price: \$1,590,000
Method: Sale
Date: 17/12/2019
Property Type: House (Res)
Land Size: 1079 sqm approx



4 Bray Ct TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 2

Price: \$1,535,000
Method: Private Sale
Date: 25/03/2020
Property Type: House (Res)
Land Size: 1485 sqm approx



13b Hillhouse Rd TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 18/12/2019
Rooms: 6
Property Type: House (Res)
Land Size: 567 sqm approx