

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

115 Santa Rosa Boulevard, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,480,000

Median sale price

Median price

\$1,535,500

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2022

to

31/03/2022

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	27 Red Plum PI DONCASTER EAST 3109	\$1,536,000	19/02/2022
2	123 Landscape Dr DONCASTER EAST 3109	\$1,470,000	18/12/2021
3	15 Mckenzie St DONCASTER EAST 3109	\$1,470,000	09/11/2021

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:

04/05/2022 09:46

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Indicative Selling Price

\$1,480,000

Median House Price

March quarter 2022: \$1,535,500



 4  3  2

Property Type: House (Res)

Land Size: 792 sqm approx

Agent Comments

Comparable Properties



27 Red Plum PI DONCASTER EAST 3109 (REI) Agent Comments

 5  3  2

Price: \$1,536,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 786 sqm approx



123 Landscape Dr DONCASTER EAST 3109 (REI/VG) Agent Comments

 4  2  2

Price: \$1,470,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 820 sqm approx



15 Mckenzie St DONCASTER EAST 3109 (REI/VG) Agent Comments

 4  2  2

Price: \$1,470,000

Method: Private Sale

Date: 09/11/2021

Property Type: House (Res)

Land Size: 674 sqm approx