

# 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 4 Vivienne Court, 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,525,000 Property Type House Suburb Doncaster East

Period - From 01/10/2024 to 31/12/2024 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	17 Jefferson Gr DONCASTER EAST 3109	\$1,295,000	19/12/2024
2	1 Brooke Dr DONCASTER EAST 3109	\$1,307,500	07/12/2024
3	24 Long Valley Way DONCASTER EAST 3109	\$1,430,000	12/10/2024

**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: 29/01/2025 10:27



 5
  3
  2

**Property Type:** House (Res)

**Land Size:** 784 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2024: \$1,525,000

## Comparable Properties



**17 Jefferson Gr DONCASTER EAST 3109 (REI)**

Agent Comments

 4
  2
  2

**Price:** \$1,295,000

**Method:** Private Sale

**Date:** 19/12/2024

**Property Type:** House (Res)

**Land Size:** 888 sqm approx



**1 Brooke Dr DONCASTER EAST 3109 (REI)**

Agent Comments

 4
  2
  2

**Price:** \$1,307,500

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** House (Res)

**Land Size:** 930 sqm approx



**24 Long Valley Way DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4
  2
  2

**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** House (Res)

**Land Size:** 799 sqm approx

Account - Barry Plant | P: 03 9842 8888



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