

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 5 Layman Court, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,900,000 & \$2,000,000

Median sale price

Median price \$1,438,000 Property Type House Suburb Doncaster East (3109)

Period - From 27/10/2020 to 27/10/2021 Source Realestate

Comparable property sales

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
17A PINE WAY, DONCASTER EAST VIC 3109	\$1,780,000	21/07/2021
1 Colchester Drive Doncaster East	\$1,800,000	07/05/2021
3 Morello Circle Doncaster East	\$1,930,000	07/10/2021

This Statement of Information was prepared on: 12/11/2021