

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

12 Jising Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Doncaster East

Period - From 01/07/2024 to 30/09/2024 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	2a Marshall Av DONCASTER 3108	\$1,282,000	12/10/2024
2	15 Jising Ct DONCASTER EAST 3109	\$1,475,000	01/06/2024
3	70 Beverley St DONCASTER EAST 3109	\$1,570,000	22/03/2024

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:

18/10/2024 11:53



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,480,000

Median House Price

September quarter 2024: \$1,600,000

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

Comparable Properties



2a Marshall Av DONCASTER 3108 (REI)

Agent Comments

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Price: \$1,282,000

Method: Auction Sale

Date: 12/10/2024

Property Type: House (Res)

Land Size: 304 sqm approx



15 Jising Ct DONCASTER EAST 3109 (REI/VG) Agent Comments

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  2
  2

Price: \$1,475,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 401 sqm approx



70 Beverley St DONCASTER EAST 3109 (VG) Agent Comments

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Price: \$1,570,000

Method: Sale

Date: 22/03/2024

Property Type: House (Res)

Land Size: 362 sqm approx

Account - Barry Plant | P: 03 9842 8888