

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

13 Apple Gum Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,600,000

&

\$1,650,000

Median sale price

Median price \$1,524,000

Property Type House

Suburb Doncaster East

Period - From 01/10/2022

to 31/12/2022

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	14 Orion PI DONCASTER EAST 3109	\$1,499,000	11/03/2023
2	99 Landscape Dr DONCASTER EAST 3109	\$1,455,000	10/12/2022
3	30 Pine Hill Dr DONCASTER EAST 3109	\$1,435,888	27/01/2023

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:

30/03/2023 14:21



 4  2  2

Property Type: House
Land Size: 787 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,650,000
Median House Price
December quarter 2022: \$1,524,000

Comparable Properties



14 Orion PI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  4

Price: \$1,499,000
Method: Auction Sale
Date: 11/03/2023
Property Type: House (Res)
Land Size: 748 sqm approx



99 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,455,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 709 sqm approx



30 Pine Hill Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,435,888
Method: Private Sale
Date: 27/01/2023
Property Type: House
Land Size: 780 sqm approx

Account - Barry Plant | P: 03 9842 8888