## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

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
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#### Median sale price

Median price	\$1,524,000	Pro	perty 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

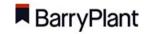
Add	dress of comparable property	Price	Date of sale
1	14 Orion PI DONCASTER EAST 3109	\$1,499,000	11/03/2023
2	99 Landscape Dr DONCASTER EAST 3109	\$1,455,000	10/12/2022
3	30 Pine Hill Dr DONCASTER EAST 3109	\$1,435,888	27/01/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

Price: \$1,499,000 Method: Auction Sale Date: 11/03/2023

Property Type: House (Res) Land Size: 748 sqm approx

Agent Comments

**Agent Comments** 

**Agent Comments** 



99 Landscape Dr DONCASTER EAST 3109

(REI/VG)

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)

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



