

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 Silvana 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 & \$1,518,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Doncaster East

Period - From 01/01/2020 to 31/03/2020 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	6 Whittlewood CI DONCASTER EAST 3109	\$1,510,000	03/12/2019
2	222 Andersons Creek Rd DONCASTER EAST 3109	\$1,450,000	28/11/2019
3	290 Serpells Rd TEMPLESTOWE 3106	\$1,440,000	07/04/2020

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:

29/04/2020 17:05



 5  2  2

Property Type: Land
Land Size: 782 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,518,000
Median House Price
March quarter 2020: \$1,270,000

Comparable Properties



6 Whistlewood CI DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,510,000
Method: Sold Before Auction
Date: 03/12/2019
Property Type: House (Res)
Land Size: 922 sqm approx



222 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,450,000
Method: Sold Before Auction
Date: 28/11/2019
Rooms: 6
Property Type: House (Res)
Land Size: 920 sqm approx



290 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,440,000
Method: Sold Before Auction
Date: 07/04/2020
Property Type: House
Land Size: 802 sqm approx