

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

3 Larool Close, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2024

to 31/03/2024

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	10 Watling Tce DONCASTER EAST 3109	\$1,460,000	24/02/2024
2	31 Morinda Cr DONCASTER EAST 3109	\$1,400,000	25/11/2023
3	3 Otway Ct DONCASTER EAST 3109	\$1,290,000	12/10/2023

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:

03/05/2024 16:55



Property Type: house
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 March quarter 2024: \$1,620,000

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



10 Watling Tce DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,460,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 686 sqm approx



31 Morinda Cr DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,400,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 651 sqm approx



3 Otway Ct DONCASTER EAST 3109 (REI/VG) **Agent Comments**



Price: \$1,290,000
Method: Sold Before Auction
Date: 12/10/2023
Property Type: House (Res)
Land Size: 670 sqm approx

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