

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

7 Kerry 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 \$1,566,750

Property Type House

Suburb Doncaster East

Period - From 01/10/2021

to 31/12/2021

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	11 Chiltern Ct DONCASTER EAST 3109	\$1,682,000	26/02/2022
2	17 Cassowary St DONCASTER EAST 3109	\$1,535,000	23/02/2022
3	3 Kerry Cl DONCASTER EAST 3109	\$1,325,000	27/11/2021

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:

03/03/2022 12:34



3 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 780 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2021: \$1,566,750

Comparable Properties



11 Chiltern Ct DONCASTER EAST 3109 (REI) [Agent Comments](#)

4 2 2

Price: \$1,682,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 658 sqm approx



17 Cassowary St DONCASTER EAST 3109 (REI) [Agent Comments](#)

3 1 2

Price: \$1,535,000
Method: Private Sale
Date: 23/02/2022
Property Type: House



3 Kerry Ct DONCASTER EAST 3109 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,325,000
Method: Auction Sale
Date: 27/11/2021
Rooms: 6
Property Type: House (Res)
Land Size: 639 sqm approx

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