### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

#### Property offered for sale

Address	132 Andersons Creek Road, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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#### Median sale price

Median price	\$1,525,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/10/2024	to	31/12/2024		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

	aress of comparable property	1 1100	Date of Sale
1	4 Lisbon Ct DONCASTER EAST 3109	\$1,295,000	07/12/2024
2	46 Santa Rosa Blvd DONCASTER EAST 3109	\$1,600,000	05/12/2024
3	13 Crofton Tce DONCASTER EAST 3109	\$1,416,000	09/11/2024

#### 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:	03/02/2025 10:43



Date of sale





Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2024: \$1,525,000

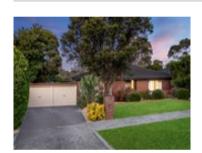




**Property Type:** House **Land Size:** 785 sqm approx

Agent Comments

## Comparable Properties



4 Lisbon Ct DONCASTER EAST 3109 (REI)

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4

**3** 

**Price:** \$1,295,000 **Method:** Auction Sale **Date:** 07/12/2024

**Property Type:** House (Res) **Land Size:** 787 sqm approx

**Agent Comments** 



46 Santa Rosa Blvd DONCASTER EAST 3109 (REI/VG)

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2



Price: \$1,600,000

Method: Sold Before Auction

Date: 05/12/2024

**Property Type:** House (Res) **Land Size:** 785 sqm approx

**Agent Comments** 



13 Crofton Tce DONCASTER EAST 3109 (REI/VG)

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2

**Price:** \$1,416,000 **Method:** Auction Sale **Date:** 09/11/2024

**Property Type:** House (Res) **Land Size:** 831 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888



