

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

1/13 Paula Crescent, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$929,000

Median sale price

Median price

\$1,520,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2022

to

30/06/2022

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	Price	Date of sale
1	12 Banool Qdrnt DONCASTER EAST 3109	\$1,010,000	22/06/2022
2	1/4 Craileen St DONVALE 3111	\$940,000	15/06/2022
3	3/948 Doncaster Rd DONCASTER EAST 3109	\$835,000	04/07/2022

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:

18/07/2022 09:36



 3  1  2

Property Type: House (Res)

Land Size: 345 sqm approx

Agent Comments

Indicative Selling Price

\$929,000

Median House Price

June quarter 2022: \$1,520,000

Comparable Properties



12 Banool Qdrnt DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$1,010,000

Method: Private Sale

Date: 22/06/2022

Property Type: House

Land Size: 373 sqm approx



1/4 Craileen St DONVALE 3111 (REI/VG)

Agent Comments

 3  2  1

Price: \$940,000

Method: Private Sale

Date: 15/06/2022

Property Type: Unit

Land Size: 301 sqm approx



3/948 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$835,000

Method: Sold Before Auction

Date: 04/07/2022

Property Type: Unit