

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

6 Yallaroo Court, Doncaster East

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,500,000

Median sale priceMedian price

\$ 1,500,000

Property type

HOUSE

Suburb

DONCASTER EAST

Period - From

1/4/21

to

30/6/21

Source

REIV

Comparable property sales

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 Hertford Road, Doncaster East	\$ 1,373,000	25/5/21
2 19 Rowan Street, Doncaster East	\$ 1,568,000	16/7/21
3 5 Rowan Street, Doncaster East	\$ 1,500,000	15/4/21

This Statement of Information was prepared on:

22/09/21

Comparable properties



\$1,373,000

11 Hertford Road, Doncaster East, Victoria

DATE: 25/5/21

PROPERTY TYPE: HOUSE



4



2



2



706 sqm



\$1,568,000

19 Rowan Street, Doncaster East, Victoria

DATE: 16/7/21

PROPERTY TYPE: HOUSE



4



2



2



654 sqm



\$1,500,000

5 Rowan Street, Doncaster East, Victoria

DATE: 15/4/21

PROPERTY TYPE: HOUSE



4



2



2



656 sqm x

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Our Difference



Average of only
21 days on market



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