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

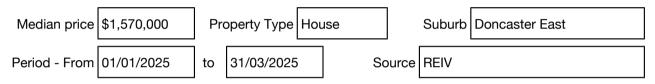
11 Kent Court, Doncaster East Vic 3109

Indicative selling price

| | / 1 1' |
|---|--------------------|
| For the meaning of this price see consumer.vic.go | N/ au/underauntina |
| | Jv.au/unaciquoting |

Single price \$1,258,000

Median sale price



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 Atkinson St TEMPLESTOWE 3106 | \$1,275,000 | 14/04/2025 |
| 2 | 11 Newlyn CI TEMPLESTOWE 3106 | \$1,250,000 | 12/04/2025 |
| 3 | 19 Beechwood CI DONCASTER EAST 3109 | \$1,300,000 | 08/04/2025 |

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:

04/05/2025 13:47









Property Type: House Agent Comments

Indicative Selling Price \$1,258,000 Median House Price March quarter 2025: \$1,570,000

Comparable Properties

| 10 Atkinson St TEMPLESTOWE 3106 (REI) 4 1 1 1 Price: \$1,275,000 Method: Private Sale Date: 14/04/2025 Property Type: House (Res) Land Size: 761 sqm approx | Agent Comments |
|---|----------------|
| 11 Newlyn Cl TEMPLESTOWE 3106 (REI) 3 1 1 1 Price: \$1,250,000 Method: Auction Sale Date: 12/04/2025 Property Type: House (Res) Land Size: 672 sqm approx | Agent Comments |
| 19 Beechwood CI DONCASTER EAST 3109 (REI) 4 2 2 2 Price: \$1,300,000 Method: Private Sale Date: 08/04/2025 Property Type: House Land Size: 787 sqm approx | Agent Comments |

Account - VICPROP | P: 03 8888 1011



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