Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/28 Snow Gum Road, Doncaster East Vic 3109
Including suburb and	

postcode

Indicative selling price

Property offered for sale

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

Range between \$1,200,000 \$1,320,000 &

Median sale price

Median price	\$1,600,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	25/08/2022	to	24/08/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property **Price**

1	8 Golden Wattle Ridg DONVALE 3111	\$1,420,000	17/06/2023
2			
3			

OR

В* 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:	25/08/2023 14:41
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Date of sale



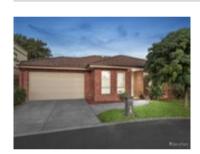




Property Type: House **Land Size:** 403 sqm approx Agent Comments

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price 25/08/2022 - 24/08/2023: \$1,600,000

Comparable Properties



8 Golden Wattle Ridg DONVALE 3111 (REI)

• • • •

Price: \$1,420,000 Method: Auction Sale Date: 17/06/2023

Property Type: House (Res) **Land Size:** 501 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

Agent Comments

Account - Barry Plant | P: 03 9842 8888





two kilometres of the property for sale in the last six months.