

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

1/45 Andersons Creek Road, Doncaster East Vic 3109
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Indicative selling price

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

Range between

\$1,470,000

 &

\$1,550,000

Median sale price

Median price

\$1,650,000

 Property Type

House

 Suburb

Doncaster East

Period - From

01/01/2023

 to

31/12/2023

 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 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	7 Morlborough Ct DONCASTER EAST 3109	\$1,579,000	16/12/2023
2	2 Correa Ct DONCASTER EAST 3109	\$1,550,000	25/01/2024
3			

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:

26/02/2024 12:33

1/45 Andersons Creek Road, Doncaster East Vic 3109

**Jellis
Craig**

Tony Tuccitto

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Indicative Selling Price

\$1,470,000 - \$1,550,000

Median House Price

Year ending December 2023: \$1,650,000



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



7 Morlborough Ct DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,579,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 492 sqm approx



2 Correa Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,550,000

Method: Sold Before Auction

Date: 25/01/2024

Property Type: Townhouse (Res)

Land Size: 323 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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