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 Lowe Court, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,300,000		&		\$1,430,000			
Median sale pi	rice							
Median price	\$1,615,400	Pro	operty Type	Ηοι	ise		Suburb	Doncaster East
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	9 Koala Ct DONCASTER EAST 3109	\$1,380,000	18/11/2023
2	26 Belinda Cr DONCASTER EAST 3109	\$1,300,500	06/04/2024
3	2 Duckett St DONCASTER EAST 3109	\$1,210,000	11/11/2023

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:

11/04/2024 09:56









Property Type: House Land Size: 642 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price December quarter 2023: \$1,615,400

Comparable Properties



9 Koala Ct DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,380,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 647 sqm approx



26 Belinda Cr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,300,500 Method: Auction Sale Date: 06/04/2024 Property Type: House (Res) Land Size: 632 sqm approx



2 Duckett St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,210,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 652 sqm approx

Account - Barry Plant | P: 03 9842 8888



property data

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.