

# 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

10 Jefferson Grove, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,575,500 Property Type House Suburb Doncaster East

Period - From 01/07/2022 to 30/06/2023 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	24 Buvelot Wynd DONCASTER EAST 3109	\$1,500,000	02/09/2023
2	56 Larnoo Dr DONCASTER EAST 3109	\$1,415,000	27/05/2023
3	2 Jefferson Gr DONCASTER EAST 3109	\$1,383,000	26/08/2023

**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:

12/10/2023 16:43



**Property Type:** House

**Land Size:** 878 sqm approx

Agent Comments

## Comparable Properties



**24 Buvelot Wynd DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)



**56 Larnoo Dr DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,415,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 795 sqm approx



**2 Jefferson Gr DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,383,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 779 sqm approx