

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10 Jonquil Court Doncaster East, 3109
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Indicative selling price

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

Range between	\$1,680,000 & \$1,780,000
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Median sale price

Median price	\$1,651,500	Property Type	HOUSE	Suburb	DONCASTER EAST
Period - From	30-Apr-2023	to	31-Mar-2024	Source	realestate.com.au

Comparable property sales

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	8 Woodlea Street, Doncaster East, Vic 3109	\$1,715,000	27-Apr-2024
2	15 Morinda Crescent, Doncaster East, Vic 3109	\$2,250,000	25-Mar-2024
3	7 Luton Court, Doncaster East, Vic 3109	\$1,866,000	06-Apr-2024

This statement of information was prepared on 30-Apr-2024 at 11:50:33 AM EST