Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale						
Addre Including suburb a postco	nd					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$1	,650,000 & \$1,790,000					
Median sale price						
Median price \$1,6	35,000 Property Type House Suburb Doncaster East					
Period - From 08/0	7/2023 to 07/07/2024 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.

Ad	dress of comparable property	Price	Date of sale
1	100 Polaris Dr DONCASTER EAST 3109	\$1,752,800	01/02/2024
2	18 Buvelot Wynd DONCASTER EAST 3109	\$1,750,000	06/05/2024
3	53 Carbine St DONVALE 3111	\$1,678,000	18/05/2024

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.

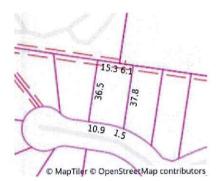
This Statement of Information was prepared on:	08/07/2024 12:02
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John Konidaris 03 9842 8000 0412 776 650 john.konidaris@harcourts.com.au

Indicative Selling Price \$1,650,000 - \$1,790,000 **Median House Price** 08/07/2023 - 07/07/2024: \$1.635,000



Property Type: House (Previously Occupied - Detached) Land Size: 783 sqm approx Agent Comments

Comparable Properties



100 Polaris Dr DONCASTER EAST 3109

(REI/VG) 4







Method: Private Sale Date: 01/02/2024

Price: \$1,752,800

Property Type: House (Res) Land Size: 790 sqm approx Agent Comments



18 Buyelot Wynd DONCASTER EAST 3109

(REI/VG)







Price: \$1,750,000 Method: Private Sale Date: 06/05/2024 Property Type: House Land Size: 670 sqm approx **Agent Comments**



53 Carbine St DONVALE 3111 (REI)

4



Method: Auction Sale





Price: \$1,678,000

Date: 18/05/2024 Property Type: House (Res) Land Size: 773 sqm approx

Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000





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