

# 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

11 Newlands Crescent, Doncaster East Vic 3109
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### Indicative selling price

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

Range between 

\$1,950,000
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 & 

\$2,100,000
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### Median sale price

Median price 

\$1,650,000
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 Property Type 

House
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 Suburb 

Doncaster East
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Period - From 

01/07/2023
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 to 

30/09/2023
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 Source 

REIV
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### 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	2 Iris Ct DONCASTER EAST 3109	\$2,270,000	25/07/2023
2	7 Peppermint Ct DONCASTER EAST 3109	\$2,217,000	17/06/2023
3	13 Roper Pl DONCASTER EAST 3109	\$1,910,000	12/10/2023

**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: 

23/10/2023 14:15
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5 3 2

**Property Type:** House

**Land Size:** 819 sqm approx

Agent Comments

## Comparable Properties



**2 Iris Ct DONCASTER EAST 3109 (REI)**

Agent Comments

5 4 3

**Price:** \$2,270,000

**Method:** Private Sale

**Date:** 25/07/2023

**Property Type:** House

**Land Size:** 780 sqm approx



**7 Peppermint Ct DONCASTER EAST 3109 (REI)**

Agent Comments

4 2 2

**Price:** \$2,217,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 855 sqm approx



**13 Roper PI DONCASTER EAST 3109 (REI)**

Agent Comments

4 2 2

**Price:** \$1,910,000

**Method:** Sold Before Auction

**Date:** 12/10/2023

**Property Type:** House (Res)

**Land Size:** 698 sqm approx