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 Zerbe Avenue, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,600,000		&		\$1,700,000			
Median sale price								
Median price	\$1,620,000	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	157 King St TEMPLESTOWE 3106	\$1,630,000	25/05/2024
2	27 Huntingfield Dr DONCASTER EAST 3109	\$1,590,000	15/06/2024
3	81 Canopus Dr DONCASTER EAST 3109	\$1,500,000	16/05/2024

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.

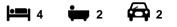
This Statement of Information was prepared on:

04/07/2024 11:18



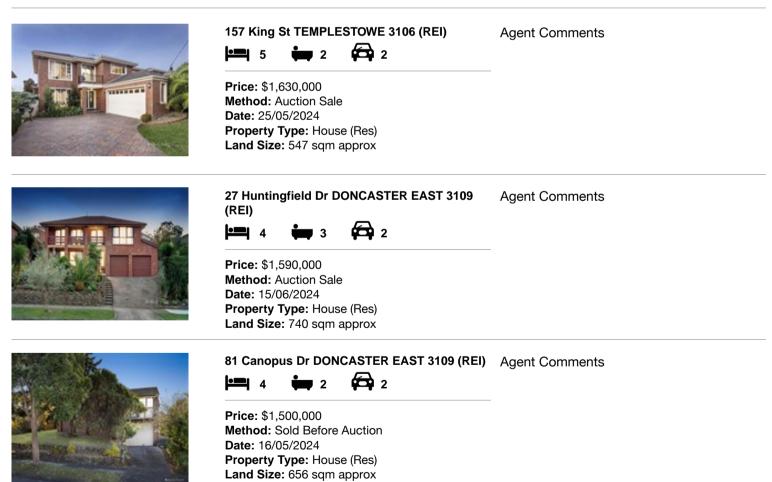






Property Type: House Land Size: 811 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price March quarter 2024: \$1,620,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



propertydata

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