

# 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

124 Landscape Drive, 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 \$1,475,000 & \$1,600,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/04/2023 to 31/03/2024 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.

	Address of comparable property	Price	Date of sale
1	9 Wallara CI DONCASTER EAST 3109	\$1,560,000	08/06/2024
2	4 Pine Hill Dr DONCASTER EAST 3109	\$1,500,000	23/03/2024
3	8 Crofton Tce DONCASTER EAST 3109	\$1,470,000	26/03/2024

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: 11/06/2024 16:24



 5   
  2   
  2

**Property Type:** House  
**Land Size:** 756 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,475,000 - \$1,600,000  
**Median House Price**  
 Year ending March 2024: \$1,650,000

## Comparable Properties



9 Wallara CI DONCASTER EAST 3109 (REI)

Agent Comments

 4   
  3   
  2

**Price:** \$1,560,000  
**Method:** Auction Sale  
**Date:** 08/06/2024  
**Property Type:** House  
**Land Size:** 773 sqm approx



4 Pine Hill Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4   
  2   
  2

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx



8 Crofton Tce DONCASTER EAST 3109 (REI)

Agent Comments

 5   
  2   
  2

**Price:** \$1,470,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** House  
**Land Size:** 878 sqm approx

Account - Marshall White | P: 03 9822 9999



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