

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

13 Roper Place, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,575,500

Property Type House

Suburb Doncaster East

Period - From 01/07/2022

to 30/06/2023

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	3 Parklands CI DONVALE 3111	\$1,720,000	08/05/2023
2	58 Landscape Dr DONCASTER EAST 3109	\$1,700,000	10/08/2023
3			

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:

15/09/2023 10:07

13 Roper Place, Doncaster East Vic 3109

**Jellis
Craig**

George Pangalos

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending June 2023: \$1,575,500



 4  2  2

Property Type: House

Land Size: 698 sqm approx

Agent Comments

Comparable Properties



3 Parklands CI DONVALE 3111 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,720,000

Method: Sold Before Auction

Date: 08/05/2023

Property Type: House (Res)

Land Size: 866 sqm approx



58 Landscape Dr DONCASTER EAST 3109 (REI)

Agent Comments

 5  3  3

Price: \$1,700,000

Method: Private Sale

Date: 10/08/2023

Property Type: House (Res)

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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