## 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 Streeton Lane, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,550,000		&		\$1,700,000				
Median sale p	rice								
Median price	\$1,650,000	Pro	operty Type	Hous	se		Suburb	Doncaster East	
Period - From	01/04/2023	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.

Ad	dress of comparable property	Price	Date of sale
1	4 Buvelot Wynd DONCASTER EAST 3109	\$1,730,000	16/03/2024
2	19 Canopus Dr DONCASTER EAST 3109	\$1,636,000	16/03/2024
3	2 Mccubbin Tce DONCASTER EAST 3109	\$1,615,000	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:

16/04/2024 15:29









Rooms: 9 Property Type: House Land Size: 766 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,700,000 Median House Price Year ending March 2024: \$1,650,000

# **Comparable Properties**





4 Buvelot Wynd DONCASTER EAST 3109 (REI)



Price: \$1,730,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res) Land Size: 612 sqm approx

19 Canopus Dr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,636,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res)



2 Mccubbin Tce DONCASTER EAST 3109 (REI)



Price: \$1,615,000 Method: Private Sale Date: 26/03/2024 Property Type: House (Res) Land Size: 588 sqm approx

#### Account - Jellis Craig | P: 03 9428 3333



propertydata

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Agent Comments

Agent Comments