# 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

14 Daws Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betwee	\$1,800,000		&		\$1,900,000				
Median sale price									
Median price	\$1,650,000	Pro	operty Type	Hou	se		Suburb	Doncaster East	
Period - From	01/01/2023	to	31/12/2023		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	9a Lionel St DONCASTER EAST 3109	\$1,818,000	09/12/2023
2	43A Elizabeth St DONCASTER EAST 3109	\$1,950,000	18/11/2023
3	7A Maxia Rd DONCASTER EAST 3109	\$2,000,000	02/12/2023

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:

18/03/2024 10:46





Dallas Taylor 8841 4808





**Property Type:** House Agent Comments

0408 217 778 dallastaylor@jelliscraig.com.au Indicative Selling Price

\$1,800,000 - \$1,900,000 Median House Price Year ending December 2023: \$1,650,000

# **Comparable Properties**



9a Lionel St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,818,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 363 sqm approx



43A Elizabeth St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,950,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 367 sqm approx



7A Maxia Rd DONCASTER EAST 3109 (REI/VG)



Price: \$2,000,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 505 sqm approx Agent Comments

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





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