

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

17 Aminga Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,680,000 & \$1,780,000

Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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	24 Taunton St DONCASTER EAST 3109	\$1,825,000	28/11/2023
2	47 Valepark Dr DONVALE 3111	\$1,810,000	21/11/2023
3	9 Wiarando Ct DONCASTER EAST 3109	\$1,650,000	07/10/2023

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: 22/01/2024 14:58

17 Aminga Avenue, Doncaster East Vic 3109

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$1,680,000 - \$1,780,000

Median House Price

Year ending December 2023: \$1,650,000



 4  2  2

Property Type: House

Land Size: 663 sqm approx

Agent Comments

Comparable Properties



24 Taunton St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,825,000

Method: Private Sale

Date: 28/11/2023

Property Type: House

Land Size: 789 sqm approx



47 Valepark Dr DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,810,000

Method: Sold Before Auction

Date: 21/11/2023

Property Type: House (Res)



9 Wiarando Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,650,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 751 sqm approx

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



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