

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 Corsican Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

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	49 Huntingfield Dr DONCASTER EAST 3109	\$1,700,000	23/12/2023
2	2 Kelvan Gr DONCASTER EAST 3109	\$1,668,000	15/03/2024
3	9 Kris Ct DONCASTER EAST 3109	\$1,630,000	24/10/2023

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:

26/03/2024 17:23



 4
  3
  2

Property Type: House (Res)

Land Size: 787 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

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

Comparable Properties



49 Huntingfield Dr DONCASTER EAST 3109 (REI/VG)

 4
  2
  2

Price: \$1,700,000

Method: Auction Sale

Date: 23/12/2023

Property Type: House (Res)

Land Size: 793 sqm approx

Agent Comments

This has a swimming pool where ours does not. Looks to be quite similar.



2 Kelvan Gr DONCASTER EAST 3109 (REI)

 4
  2
  2

Price: \$1,668,000

Method: Sold Before Auction

Date: 15/03/2024

Property Type: House (Res)

Land Size: 797 sqm approx

Agent Comments

Similar single level home.



9 Kris Ct DONCASTER EAST 3109 (REI/VG)

 4
  2
  2

Price: \$1,630,000

Method: Private Sale

Date: 24/10/2023

Property Type: House (Res)

Land Size: 895 sqm approx

Agent Comments

Larger land size here. It sold towards the bottom of our range.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017