Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

17 Corsican Avenue, Doncaster East Vic 3109

Indicative selling price

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

Median sale price

Median price	\$1,650,000	Pro	perty 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

	aress of comparable property	1 1100	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.

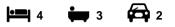
This Statement of Information was prepared on:	26/03/2024 17:23



Date of sale







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)

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.





Agent Comments

Similar single level home.

Price: \$1,668,000

Method: Sold Before Auction

Date: 15/03/2024

Property Type: House (Res) Land Size: 797 sqm approx







Agent Comments

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

Price: \$1,630,000 Method: Private Sale Date: 24/10/2023

Property Type: House (Res) Land Size: 895 sqm approx

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



