

# 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

19 Buvelot Wynd, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,705,000 Property Type House Suburb Doncaster East

Period - From 01/04/2023 to 30/06/2023 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	22 Guildford Dr DONCASTER EAST 3109	\$1,700,000	20/09/2023
2	58 Landscape Dr DONCASTER EAST 3109	\$1,700,000	10/08/2023
3	15 Devlaw Dr DONCASTER EAST 3109	\$1,600,000	20/06/2023

**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:

26/09/2023 13:44

19 Buvelot Wynd, Doncaster East Vic 3109

**Jellis  
Craig**

Nicole Qiu

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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

June quarter 2023: \$1,705,000



 4    2    2

**Property Type:** House

**Land Size:** 636 sqm approx

**Agent Comments**

## Comparable Properties



**22 Guildford Dr DONCASTER EAST 3109 (REI)** **Agent Comments**

 5    3    3

**Price:** \$1,700,000

**Method:** Sold Before Auction

**Date:** 20/09/2023

**Property Type:** House (Res)

**Land Size:** 800 sqm approx



**58 Landscape Dr DONCASTER EAST 3109 (REI)** **Agent Comments**

 5    3    3

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 10/08/2023

**Property Type:** House (Res)



**15 Devlaw Dr DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

 5    3    4

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 20/06/2023

**Property Type:** House (Res)

**Land Size:** 786 sqm approx

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



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