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 Loxley Court, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	n \$1,200,000		&		\$1,300,0	00		
Median sale p	rice							
Median price	\$1,705,000	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/04/2023	to	30/06/2023		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	48 Margot Av DONCASTER 3108	\$1,350,000	27/08/2023
2	45 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,312,500	28/06/2023
3	119 Church Rd DONCASTER 3108	\$1,302,000	29/07/2023

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 14:53



19 Loxley Court, Doncaster East Vic 3109

RT Edgar





Property Type: Land Size: 676 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price June quarter 2023: \$1,705,000

Comparable Properties

30 Batting	48 Margot Av DONCASTER 3108 (REI) 4 🙀 2 🋱 3	Agent Comments
	Price: \$1,350,000 Method: Private Sale Date: 27/08/2023 Property Type: House (Res) Land Size: 672 sqm approx	
	45 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI/VG) 4 4 2 2 2	Agent Comments
A brok son	Price: \$1,312,500 Method: Private Sale Date: 28/06/2023 Property Type: House (Res) Land Size: 658 sqm approx	- -
-	119 Church Rd DONCASTER 3108 (REI) 3 1 2	Agent Comments
	Price: \$1,302,000 Method: Auction Sale Date: 29/07/2023	
	Property Type: House (Res) Land Size: 654 sqm approx	

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



Propertydata

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