Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/5 Vicki Court, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$900,000		&		\$960,000					
Median sale p	rice									
Median price	\$1,000,888	Pro	operty Type	Unit			Suburb	Doncaster East		
Period - From	01/07/2023	to	30/09/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	3/7 Anne St BLACKBURN NORTH 3130	\$991,000	25/03/2023
2	2/4 Gedye St DONCASTER EAST 3109	\$973,000	16/09/2023
3	4/14-16 Bowen Rd DONCASTER EAST 3109	\$890,000	12/09/2023

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:

27/10/2023 11:04









Property Type: Townhouse **Land Size:** 168 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$960,000 Median Unit Price September quarter 2023: \$1,000,888

Comparable Properties





4/14-16 Bowen Rd DONCASTER EAST 3109 Agent Comments (REI)



Price: \$890,000 Method: Private Sale Date: 12/09/2023 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888



propertydata

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