## 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 Correa Court, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,500,000		&		\$1,600,000				
Median sale p	rice								
Median price	\$1,650,000	Pro	operty Type	Hou	se		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	1/48 Greendale Rd DONCASTER EAST 3109	\$1,550,000	30/06/2023
2	5/6 Rowallan Ct DONCASTER EAST 3109	\$1,455,000	02/11/2023
3	8 Homebush Ct DONCASTER EAST 3109	\$1,435,000	08/12/2023

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:

18/12/2023 10:20









Property Type: Strata Unit/Townhouse - Conjoined Land Size: 323 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price September quarter 2023: \$1,650,000

# **Comparable Properties**



1/48 Greendale Rd DONCASTER EAST 3109 (REI/VG)



Price: \$1,550,000 Method: Private Sale Date: 30/06/2023 Property Type: Townhouse (Single)



5/6 Rowallan Ct DONCASTER EAST 3109 (REI) Agent Comments

Agent Comments



Price: \$1,455,000 Method: Private Sale Date: 02/11/2023 Property Type: Townhouse (Res) Land Size: 254 sqm approx



8 Homebush Ct DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,435,000 Method: Sold After Auction Date: 08/12/2023 Property Type: Townhouse (Res) Land Size: 312 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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