## 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	2 Dalkeith Court, Doncaster East Vic 3109
Including suburb and	
postcode	
•	

#### Indicative selling price

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

Range between	\$2,350,000	&	\$2,500,000
-			

### Median sale price

Median price	\$1,650,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2023	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	7 Dalkeith Ct DONCASTER EAST 3109	\$2,710,000	11/11/2023
2	11 Tusanne PI DONCASTER EAST 3109	\$2,380,000	14/02/2024
3	13 Wiarando Ct DONCASTER EAST 3109	\$2,332,000	25/11/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/04/2024 09:45





Nicole Qiu 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au

**Indicative Selling Price** \$2,350,000 - \$2,500,000 **Median House Price** Year ending March 2024: \$1,650,000



Property Type: House

Land Size: 597 sqm approx

**Agent Comments** 

# Comparable Properties



7 Dalkeith Ct DONCASTER EAST 3109

(REI/VG)



Price: \$2,710,000 Method: Auction Sale Date: 11/11/2023

Property Type: House (Res) Land Size: 777 sqm approx

**Agent Comments** 



11 Tusanne PI DONCASTER EAST 3109 (REI)



Price: \$2,380,000

Method: Sold Before Auction

Date: 14/02/2024

Property Type: House (Res) Land Size: 520 sqm approx

**Agent Comments** 



13 Wiarando Ct DONCASTER EAST 3109

(REI/VG)

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Price: \$2,332,000 Method: Auction Sale Date: 25/11/2023

Property Type: House (Res) Land Size: 759 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888





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