

# 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

2 Jefferson Grove, Doncaster East Vic 3109
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### Indicative selling price

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

Range between 

\$1,150,000
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 & 

\$1,250,000
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### Median sale price

Median price 

\$1,575,500
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 Property Type 

House
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 Suburb 

Doncaster East
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Period - From 

01/07/2022
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 to 

30/06/2023
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 Source 

REIV
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### 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	56 Larnoo Dr DONCASTER EAST 3109	\$1,415,000	27/05/2023
2	3 Tidcombe Cr DONCASTER EAST 3109	\$1,250,000	05/05/2023
3	50 Long Valley Way DONCASTER EAST 3109	\$1,100,000	25/05/2023

**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: 

03/08/2023 13:05
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4   2   2

**Property Type:** House  
**Land Size:** 776 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending June 2023: \$1,575,500

## Comparable Properties



**56 Larnoo Dr DONCASTER EAST 3109 (REI)**   **Agent Comments**

4   2   3

**Price:** \$1,415,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 795 sqm approx



**3 Tidcombe Cr DONCASTER EAST 3109 (REI/VG)**   **Agent Comments**

4   2   2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 05/05/2023  
**Property Type:** House  
**Land Size:** 890 sqm approx



**50 Long Valley Way DONCASTER EAST 3109 (REI/VG)**   **Agent Comments**

4   2   2

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 25/05/2023  
**Property Type:** House (Res)  
**Land Size:** 465 sqm approx

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