

# 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 Kelvan Grove, Doncaster East Vic 3109

### Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,615,400 Property Type House Suburb Doncaster East

Period - From 01/10/2023 to 31/12/2023 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	Price	Date of sale
1	9 Kris Ct DONCASTER EAST 3109	\$1,630,000	24/10/2023
2	4 Hutchins Tce TEMPLESTOWE 3106	\$1,590,000	17/11/2023
3	7 Dilkara Ct DONCASTER EAST 3109	\$1,477,000	02/12/2023

**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:

26/02/2024 12:02



 4  2  2

**Property Type:** House

**Land Size:** 797 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

December quarter 2023: \$1,615,400

## Comparable Properties



**9 Kris Ct DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,630,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** House (Res)

**Land Size:** 895 sqm approx



**4 Hutchins Tce TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,590,000

**Method:** Sold Before Auction

**Date:** 17/11/2023

**Property Type:** House (Res)

**Land Size:** 922 sqm approx



**7 Dilkara Ct DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,477,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 770 sqm approx