

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 Kennon Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,575,500

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2022

to

30/06/2023

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	17 Hawk St DONCASTER EAST 3109	\$1,406,000	08/07/2023
2	3 Grevillea Rd DONCASTER EAST 3109	\$1,390,000	24/07/2023
3	109 Blackburn Rd DONCASTER EAST 3109	\$1,350,000	18/08/2023

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:

22/09/2023 15:41



Property Type: House

Land Size: 715 sqm approx

Agent Comments

Comparable Properties



17 Hawk St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,406,000

Method: Auction Sale

Date: 08/07/2023

Property Type: House (Res)

Land Size: 662 sqm approx



3 Grevillea Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,390,000

Method: Private Sale

Date: 24/07/2023

Property Type: House

Land Size: 725 sqm approx



109 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 18/08/2023

Property Type: House

Land Size: 725 sqm approx