

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 Koala Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2024

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.

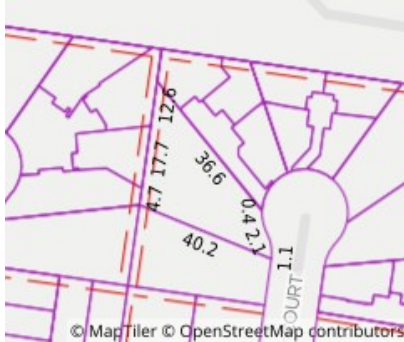
	Address of comparable property	Price	Date of sale
1	18 Belinda Cr DONCASTER EAST 3109	\$1,340,000	30/04/2024
2	25 Fromhold Dr DONCASTER 3108	\$1,290,000	27/04/2024
3	36 Kiewa St DONCASTER 3108	\$1,220,000	06/04/2024

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:

30/05/2024 09:52



 3
  1
  4

Property Type: House
Land Size: 841 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 March quarter 2024: \$1,620,000

Comparable Properties



18 Belinda Cr DONCASTER EAST 3109 (REI) [Agent Comments](#)

 4
  2
  3

Price: \$1,340,000
Method: Private Sale
Date: 30/04/2024
Property Type: House (Res)
Land Size: 651 sqm approx



25 Fromhold Dr DONCASTER 3108 (REI) [Agent Comments](#)

 4
  2
  2

Price: \$1,290,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 693 sqm approx



36 Kiewa St DONCASTER 3108 (REI) [Agent Comments](#)

 3
  2
  2

Price: \$1,220,000
Method: Private Sale
Date: 06/04/2024
Property Type: House
Land Size: 868 sqm approx

Account - Barry Plant | P: 03 9842 8888