

# 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 Mccubbin Terrace, 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 \$1,600,000 & \$1,700,000

### 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	5 Correa Ct DONCASTER EAST 3109	\$1,610,800	17/11/2023
2	24 Buvelot Wynd DONCASTER EAST 3109	\$1,500,000	02/09/2023
3	5 Mccubbin Tce DONCASTER EAST 3109	\$1,480,000	21/10/2023

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: 20/02/2024 14:18



 4    2    4

**Property Type:** HOUSE  
**Land Size:** 588 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,600,000 - \$1,700,000  
**Median House Price**  
 December quarter 2023: \$1,615,400

## Comparable Properties



**5 Correa Ct DONCASTER EAST 3109 (REI/VG)**   Agent Comments

 4    3    2

**Price:** \$1,610,800  
**Method:** Private Sale  
**Date:** 17/11/2023  
**Property Type:** House  
**Land Size:** 650 sqm approx



**24 Buvelot Wynd DONCASTER EAST 3109 (REI/VG)**   Agent Comments

 4    2    2

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx



**5 Mccubbin Tce DONCASTER EAST 3109 (REI/VG)**   Agent Comments

 3    2    2

**Price:** \$1,480,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx

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