

# 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

235 Andersons Creek Road, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/07/2023 to 30/09/2023 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	15 Athenry Tce TEMPLESTOWE 3106	\$1,280,000	10/10/2023
2	3 Tidcombe Cr DONCASTER EAST 3109	\$1,250,000	05/05/2023
3	17 Corsican Av DONCASTER EAST 3109	\$1,000,000	02/05/2023

**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: 18/12/2023 12:45



 4   
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  2

**Property Type:** House  
**Land Size:** 805 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 September quarter 2023: \$1,650,000

## Comparable Properties



15 Athenry Tce TEMPLESTOWE 3106 (REI)

Agent Comments

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**Price:** \$1,280,000  
**Method:** Sold Before Auction  
**Date:** 10/10/2023  
**Property Type:** House (Res)  
**Land Size:** 1077 sqm approx



3 Tidcombe Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

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

17 Corsican Av DONCASTER EAST 3109 (VG)

Agent Comments

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This is a 4 bedroom, 2 bath, 2 car home

**Price:** \$1,000,000  
**Method:** Sale  
**Date:** 02/05/2023  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx

Account - Barry Plant | P: 03 9842 8888