Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 235 Andersons Creek Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,650,000	Pro	operty Type	erty Type Hous		se		Doncaster East	
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress 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



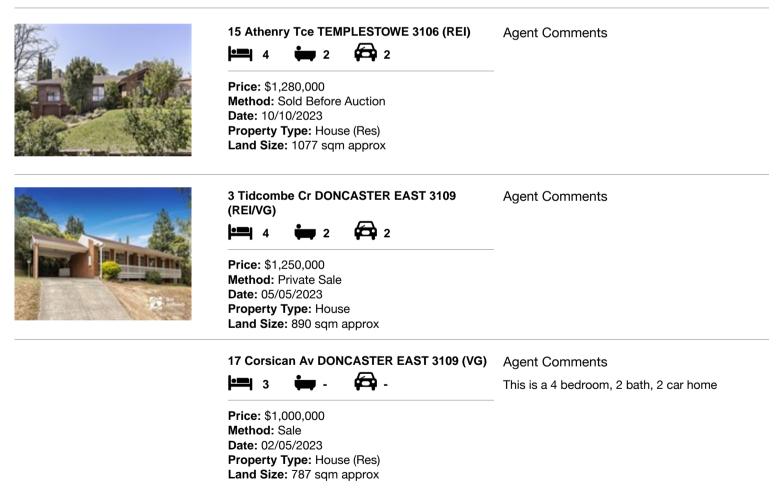






Property Type: House **Land Size:** 805 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price September quarter 2023: \$1,650,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888

propertydata



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