

# 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 24 Buvelot Wynd, 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 \$1,400,000 & \$1,500,000

### 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	2 Glendora La DONCASTER EAST 3109	\$1,500,000	24/06/2023
2	14 Long Valley Way DONCASTER EAST 3109	\$1,485,000	27/05/2023
3	6 Kent Ct DONCASTER EAST 3109	\$1,480,000	13/07/2023

**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: 08/08/2023 11:32



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending June 2023: \$1,575,500

## Comparable Properties



**2 Glendora La DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 24/06/2023  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx



**14 Long Valley Way DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$1,485,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 828 sqm approx



**6 Kent Ct DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,480,000  
**Method:** Sold Before Auction  
**Date:** 13/07/2023  
**Property Type:** House (Res)  
**Land Size:** 718 sqm approx

Account - VICPROP



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