

# 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 Daphne Street, 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,622,000 Property Type House Suburb Doncaster East

Period - From 01/10/2022 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	72 Devon Dr DONCASTER EAST 3109	\$1,580,000	02/08/2023
2	17 Hawk St DONCASTER EAST 3109	\$1,406,000	08/07/2023
3	12 Cricklewood Dr TEMPLESTOWE 3106	\$1,380,000	08/07/2023

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: 15/11/2023 10:15



3   2   2

**Property Type:** House

**Land Size:** 794 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

Year ending September 2023: \$1,622,000

## Comparable Properties



**72 Devon Dr DONCASTER EAST 3109 (REI)**

Agent Comments

4   2   1

**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 02/08/2023

**Property Type:** House

**Land Size:** 741 sqm approx



**17 Hawk St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,406,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** House (Res)

**Land Size:** 662 sqm approx



**12 Cricklewood Dr TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** House (Res)

**Land Size:** 885 sqm approx