

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

27 Huntingfield Drive, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000 & \$1,600,000

Median sale price

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

Period - From 01/01/2023 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	17 Woorarra Av DONCASTER EAST 3109	\$1,680,000	06/04/2024
2	1 Guildford Dr DONCASTER EAST 3109	\$1,520,000	16/03/2024
3	4 Pine Hill Dr DONCASTER EAST 3109	\$1,500,000	23/03/2024

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: 10/04/2024 14:28



Property Type: House
Land Size: 738 sqm approx
Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2023: \$1,650,000

Comparable Properties



17 Woorarra Av DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,680,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 646 sqm approx



1 Guildford Dr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,520,000
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 832 sqm approx



4 Pine Hill Dr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 790 sqm approx

Account - Jellis Craig | P: 03 8841 4888