

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 299 Serpells Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,705,000 Property Type House Suburb Doncaster East

Period - From 01/04/2023 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	8 Haldane Ct DONCASTER EAST 3109	\$2,100,000	09/05/2023
2	10 Houndswood CI DONCASTER EAST 3109	\$2,090,000	29/04/2023
3	5 Castlewood PI TEMPLESTOWE 3106	\$1,955,000	25/03/2023

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: 08/09/2023 10:16



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Property Type: House
Land Size: 803 sqm approx
Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

June quarter 2023: \$1,705,000

Comparable Properties



8 Haldane Ct DONCASTER EAST 3109
(REI/VG)

Agent Comments

5 3 2

Price: \$2,100,000
Method: Private Sale
Date: 09/05/2023
Property Type: House
Land Size: 932 sqm approx



10 Houndwood Ct DONCASTER EAST 3109
(REI/VG)

Agent Comments

4 2 2

Price: \$2,090,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 721 sqm approx



5 Castlewood Pt TEMPLESTOWE 3106
(REI/VG)

Agent Comments

5 2 2

Price: \$1,955,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 656 sqm approx

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