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

3 Capricorn Avenue, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,250,000		&		\$1,375,000			
Median sale price								
Median price	\$1,620,000	Property Type		Hou	House		Suburb	Doncaster East
Period - From	01/01/2024	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	57 Polaris Dr DONCASTER EAST 3109	\$1,345,000	01/12/2023
2	39 Polaris Dr DONCASTER EAST 3109	\$1,315,000	14/12/2023
3	7 Argus Cr DONCASTER EAST 3109	\$1,220,000	28/10/2023

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.

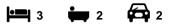
This Statement of Information was prepared on:

30/04/2024 16:13









Property Type: House Land Size: 656 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price March quarter 2024: \$1,620,000

Comparable Properties

57 Polaris Dr DONCASTER EAST 3109 (REI/VG) 3 2 2 2 Price: \$1,345,000 Method: Sold Before Auction Date: 01/12/2023 Property Type: House (Res) Land Size: 688 sqm approx	Agent Comments
39 Polaris Dr DONCASTER EAST 3109 (REI/VG) Image: 1 Image: 1 Image: 1 Image: 1	Agent Comments
7 Argus Cr DONCASTER EAST 3109 (REI/VG) Image: 1 Image: 2 Price: \$1,220,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 651 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



propertydata

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