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 (3 Centaur Grove, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,680,000	&	\$1,780,000
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Median sale price

Median price	\$1,620,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/01/2024	to	31/03/2024	S	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

Add	dress of comparable property	Price	Date of sale
1	17 Aminga Av DONCASTER EAST 3109	\$1,888,000	13/02/2024
2	7 Apollo Ct DONCASTER EAST 3109	\$1,870,000	14/02/2024
3	19 Canopus Dr DONCASTER EAST 3109	\$1,636,000	16/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/05/2024 11:20
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Property Type: House Land Size: 758 sqm approx

Agent Comments

Indicative Selling Price \$1,680,000 - \$1,780,000 **Median House Price** March quarter 2024: \$1,620,000

Comparable Properties



17 Aminga Av DONCASTER EAST 3109

(REI/VG)

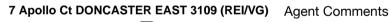
Price: \$1,888,000

Method: Sold Before Auction

Date: 13/02/2024

Property Type: House (Res) Land Size: 663 sqm approx

Agent Comments





Price: \$1,870,000

Method: Sold Before Auction

Date: 14/02/2024

Property Type: House (Res) Land Size: 781 sqm approx





Price: \$1,636,000

Method: Auction Sale Date: 16/03/2024

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888



