

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 Otway Court, Doncaster East Vic 3109

Indicative selling price

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

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

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	4 Octantis St DONCASTER EAST 3109	\$1,320,000	28/03/2023
2	19 Belinda Cr DONCASTER EAST 3109	\$1,320,000	29/04/2023
3	119 Church Rd DONCASTER 3108	\$1,302,000	29/07/2023

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:

26/09/2023 16:22



4 2 2

Property Type: House
Land Size: 687 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 June quarter 2023: \$1,705,000

Comparable Properties



4 Octantis St DONCASTER EAST 3109
 (REI/VG)

Agent Comments

3 - -

Price: \$1,320,000
Method: Auction Sale
Date: 28/03/2023
Property Type: House (Res)
Land Size: 656 sqm approx

19 Belinda Cr DONCASTER EAST 3109
 (REI/VG)

Agent Comments

4 2 1

Price: \$1,320,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 677 sqm approx



119 Church Rd DONCASTER 3108 (REI)

Agent Comments

3 1 2

Price: \$1,302,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 654 sqm approx

Account - Barry Plant | P: (03) 9431 1243