

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 31 Morinda Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

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

Period - From 01/07/2023 to 30/09/2023 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	72 Devon Dr DONCASTER EAST 3109	\$1,580,000	02/08/2023
2	17 Hawk St DONCASTER EAST 3109	\$1,406,000	08/07/2023
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: 03/11/2023 09:55



 4  2  1

Property Type: House
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
September quarter 2023: \$1,650,000

Comparable Properties



72 Devon Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  1

Price: \$1,580,000
Method: Private Sale
Date: 02/08/2023
Property Type: House
Land Size: 741 sqm approx



17 Hawk St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,406,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 662 sqm approx



7 Argus Cr DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$1,220,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9842 8888