

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 4 Falcon Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

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	30 Dianne St DONCASTER EAST 3109	\$1,490,000	10/10/2023
2	34 Dryden St DONCASTER EAST 3109	\$1,485,000	26/08/2023
3	11 Amdura Rd DONCASTER EAST 3109	\$1,216,000	15/07/2023

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: 01/12/2023 14:37



Property Type: House
Land Size: 655 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,380,000 - \$1,480,000
Median House Price
 September quarter 2023: \$1,650,000

Comparable Properties



30 Dianne St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,490,000
Method: Private Sale
Date: 10/10/2023
Property Type: House (Res)
Land Size: 652 sqm approx



34 Dryden St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,485,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 394 sqm approx



11 Amdura Rd DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,216,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 367 sqm approx

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