

# 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 Loxley Court, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price\*

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

Period - From 13/05/2023 to 13/11/2023 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	19 Loxley Ct DONCASTER EAST 3109	\$1,460,000	11/11/2023
2	2 Woodlea St DONCASTER EAST 3109	\$1,440,000	28/05/2023
3	12 Cricklewood Dr TEMPLESTOWE 3106	\$1,380,000	08/07/2023

**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:

13/11/2023 17:29



4   2   2

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 746 approx. sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price \***  
13/05/2023 - 13/11/2023: \$1,650,000  
\* Agent calculated median

## Comparable Properties



**19 Loxley Ct DONCASTER EAST 3109 (REI)**   Agent Comments

3   2   2

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)



**2 Woodlea St DONCASTER EAST 3109 (VG)**   Agent Comments

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**Price:** \$1,440,000  
**Method:** Sale  
**Date:** 28/05/2023  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx



**12 Cricklewood Dr TEMPLESTOWE 3106 (REI/VG)**   Agent Comments

3   2   2

**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 08/07/2023  
**Property Type:** House (Res)  
**Land Size:** 885 sqm approx

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