Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4 Newlands Crescent, 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 \$1,950,000	&	\$2,100,000
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Median sale price

Median price	\$1,705,000	Pro	perty 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

	aress of comparable property	1 1100	Date of Sale
1	2 Iris Ct DONCASTER EAST 3109	\$2,270,000	25/07/2023
2	7 Peppermint Ct DONCASTER EAST 3109	\$2,217,000	17/06/2023
3	10 Houndswood CI DONCASTER EAST 3109	\$2,090,000	29/04/2023

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:	21/08/2023 14:51



Date of sale



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Indicative Selling Price \$1,950,000 - \$2,100,000 **Median House Price** June quarter 2023: \$1,705,000

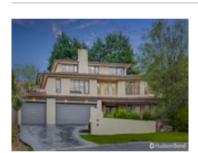




Property Type: House Land Size: 871 sqm approx

Agent Comments

Comparable Properties



2 Iris Ct DONCASTER EAST 3109 (REI)



Price: \$2,270,000 Method: Private Sale Date: 25/07/2023 Property Type: House Land Size: 780 sqm approx **Agent Comments**



7 Peppermint Ct DONCASTER EAST 3109

(REI)





Price: \$2,217,000 Method: Auction Sale Date: 17/06/2023

Property Type: House (Res) Land Size: 855 sqm approx Agent Comments

Agent Comments



10 Houndswood CI DONCASTER EAST 3109

(REI/VG)

Price: \$2,090,000 Method: Auction Sale Date: 29/04/2023

Property Type: House (Res) Land Size: 721 sqm approx





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