### 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 Including suburb and postcode 4 Tin	imms Place, Doncaster East Vic 3109
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#### Indicative selling price

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

Range between \$1,550,000 & \$1,650,000	Range between	\$1,550,000	&	\$1,650,000
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#### Median sale price

Median price	\$1,645,888	Pro	perty Type H	louse	]	Suburb	Doncaster East
Period - From	20/11/2022	to	19/11/2023	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	10 Jefferson Gr DONCASTER EAST 3109	\$1,650,000	04/11/2023
2	9 Kris Ct DONCASTER EAST 3109	\$1,630,000	24/10/2023
3	3 Van Unen Ct DONCASTER EAST 3109	\$1,560,000	15/11/2023

#### 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:	20/11/2023 17:16



Date of sale

## **McGrath**

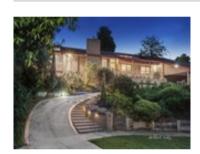




**Property Type:** House **Land Size:** 792 sqm approx Agent Comments

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price 20/11/2022 - 19/11/2023: \$1,645,888

## Comparable Properties



10 Jefferson Gr DONCASTER EAST 3109 (REI) Agent Comments

4

**3** 

**Price:** \$1,650,000 **Method:** Auction Sale **Date:** 04/11/2023

**Property Type:** House (Res) **Land Size:** 878 sqm approx



9 Kris Ct DONCASTER EAST 3109 (REI)

4

**6** 

Price: \$1,630,000 Method: Private Sale Date: 24/10/2023

Property Type: House (Res) Land Size: 895 sqm approx **Agent Comments** 

Agent Comments









**A** 

Price: \$1,560,000

Method: Sold Before Auction

Date: 15/11/2023

**Property Type:** House (Res) **Land Size:** 702 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



