

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 45 Paula 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	57 Roy St DONVALE 3111	\$1,550,000	25/07/2023
3	3 Grevillea Rd DONCASTER EAST 3109	\$1,390,000	24/07/2023

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: 21/11/2023 16:11



 4  2  2

Property Type: House
Land Size: 931 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



57 Roy St DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,550,000
Method: Private Sale
Date: 25/07/2023
Property Type: House (Res)
Land Size: 757 sqm approx



3 Greville Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,390,000
Method: Private Sale
Date: 24/07/2023
Property Type: House
Land Size: 725 sqm approx

Account - Barry Plant | P: 03 9842 8888