

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

5 Larkin Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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	82 Carbine St DONCASTER EAST 3109	\$1,885,000	25/11/2023
2	12 Roper Pl DONCASTER EAST 3109	\$1,880,000	01/11/2023
3			

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: 12/04/2024 13:20



5 2 2

Property Type: House
Land Size: 778 sqm approx
Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending December 2023: \$1,650,000

Comparable Properties



**82 Carbine St DONCASTER EAST 3109
(REI/VG)**

Agent Comments

4 2 2

Price: \$1,885,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 718 sqm approx



12 Roper PI DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$1,880,000
Method: Sale
Date: 01/11/2023
Property Type: House (Res)
Land Size: 666 sqm approx

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.