

## 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 Newlands Crescent, Doncaster East
-------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$1,585,000
-------------

### Median sale price

Median price

\$1,620,000
-------------

Property type

House
-------

Suburb

Doncaster East
----------------

Period - From

1/1/2024
----------

to

31/12/2024
------------

Source

REIV
------

### Comparable property sales

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. 10 Jefferson Grove, Doncaster East	\$ 1,650,00	4/11/2023
2. 65 Pine Hill Drive, Doncaster East	\$ 1,530,000	5/02/2024
3. 30 Springwood Close, Donvale	\$1,655,000	1/11/2023

This Statement of Information was prepared on: 

18/04/2024
------------

## Comparable properties



**\$ 1,650,000**

10 Jefferson Grove, Doncaster East, Victoria

DATE: 4/11/2023

PROPERTY TYPE: HOUSE

 4  2  
 2  881 sqm



**\$ 1,530,000**

65 Pine Hill Drive, Doncaster East, Victoria

DATE: 5/02/2024

PROPERTY TYPE:

 5  3  
 2  827 sqm



**\$ 1,655,000**

30 Springwood Close, Donvale, Victoria

DATE: 1/11/2023

PROPERTY TYPE:

 4  2  
 2  785sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee