

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 Robertswood Close, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	5 Larkin Ct DONCASTER EAST 3109	\$1,800,000	15/05/2024
2	9 Schafer Dr DONCASTER EAST 3109	\$1,645,000	10/02/2024
3	12 Montreal Dr DONCASTER EAST 3109	\$1,582,000	27/01/2024

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: 02/07/2024 15:28



5 3 2

Property Type: House

Land Size: 684 sqm approx

Agent Comments

Comparable Properties



5 Larkin Ct DONCASTER EAST 3109 (REI/VG) Agent Comments

5 2 2

Price: \$1,800,000

Method: Private Sale

Date: 15/05/2024

Property Type: House

Land Size: 778 sqm approx



9 Schafter Dr DONCASTER EAST 3109 (REI/VG) Agent Comments

5 2 2

Price: \$1,645,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 813 sqm approx



12 Montreal Dr DONCASTER EAST 3109 (REI/VG) Agent Comments

5 2 2

Price: \$1,582,000

Method: Auction Sale

Date: 27/01/2024

Property Type: House (Res)

Land Size: 787 sqm approx