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 | 6 Argus Crescent, Doncaster East Vic 3109 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,200,000 | & | \$1,300,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,650,000 | Pro | perty 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

| 7,01 | aress of comparable property | 1 1100 | Date of Sale |
|------|-----------------------------------|-------------|--------------|
| 1 | 7 Sanders Rd DONCASTER EAST 3109 | \$1,460,000 | 13/09/2023 |
| 2 | 57 Polaris Dr DONCASTER EAST 3109 | \$1,345,000 | 01/12/2023 |
| 3 | 7 Argus Cr DONCASTER EAST 3109 | \$1,220,000 | 28/10/2023 |

OR

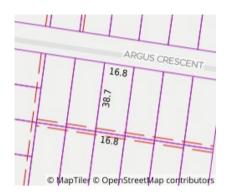
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 19/12/2023 11:23 |
|--|------------------|



Date of sale







Property Type: HOUSE **Land Size:** 651 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price September quarter 2023: \$1,650,000

Comparable Properties



7 Sanders Rd DONCASTER EAST 3109 (REI)

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Price: \$1,460,000

Method: Sold Before Auction

Date: 13/09/2023

Property Type: House (Res) **Land Size:** 655 sqm approx



57 Polaris Dr DONCASTER EAST 3109 (REI)

43 🖢 2 🛱

Price: \$1,345,000

Method: Sold Before Auction

Date: 01/12/2023

Property Type: House (Res) Land Size: 688 sqm approx Agent Comments

Agent Comments



7 Argus Cr DONCASTER EAST 3109 (REI)

13 **-** 1 🔂

Price: \$1,220,000 **Method:** Auction Sale **Date:** 28/10/2023

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



