

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 6 Happy Valley Court, 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 \$1,615,400 Property Type House Suburb Doncaster East

Period - From 01/10/2023 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	4 Hutchins Tce TEMPLESTOWE 3106	\$1,590,000	17/11/2023
2	5 Crofton Tce DONCASTER EAST 3109	\$1,500,000	22/09/2023
3	10 Verdi Ct TEMPLESTOWE 3106	\$1,466,000	26/08/2023

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: 22/01/2024 14:25



Property Type: House

Land Size: 900 sqm approx

Agent Comments

Comparable Properties



4 Hutchins Tce TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,590,000

Method: Sold Before Auction

Date: 17/11/2023

Property Type: House (Res)

Land Size: 922 sqm approx



5 Crofton Tce DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 22/09/2023

Property Type: House (Res)

Land Size: 814 sqm approx



10 Verdi Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,466,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 901 sqm approx