Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Paltarra Court, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,280,000		&		\$1,380,000				
Median sale p	rice								
Median price	\$1,615,400	Pro	operty Type	Ηοι	ise		Suburb	Doncaster East	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	10 Marlene CI DONCASTER EAST 3109	\$1,498,000	21/09/2023
2	2 Marlene CI DONCASTER EAST 3109	\$1,360,000	06/10/2023
3	15 Athenry Tce TEMPLESTOWE 3106	\$1,280,000	10/10/2023

OR

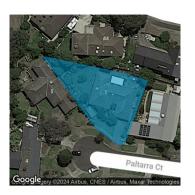
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/01/2024 12:06



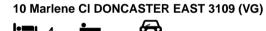






Property Type: House Land Size: 902 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price December quarter 2023: \$1,615,400

Comparable Properties



Agent Comments



Price: \$1,498,000 Method: Sale Date: 21/09/2023 Property Type: House (Res) Land Size: 911 sqm approx

Agent Comments



Price: \$1,360,000 Method: Sale Date: 06/10/2023 Property Type: House (Res) Land Size: 1041 sqm approx



15 Athenry Tce TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$1,280,000 Method: Sold Before Auction Date: 10/10/2023 Property Type: House (Res) Land Size: 1077 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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