

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 Paltarra Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

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	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



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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

10 Marlene CI DONCASTER EAST 3109 (VG) [Agent Comments](#)

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

2 Marlene CI DONCASTER EAST 3109 (VG) [Agent Comments](#)

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



15 Atheryn Tce TEMPLESTOWE 3106 (REI/VG) [Agent Comments](#)

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  2
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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