

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 Richard Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Doncaster East

Period - From 01/01/2024 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	27 Ireland Av DONCASTER EAST 3109	\$2,553,000	12/02/2024
2	30 Susanne Av NUNAWADING 3131	\$2,405,000	01/06/2024
3	14 Daws Rd DONCASTER EAST 3109	\$2,030,000	19/04/2024

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 10:39



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Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
March quarter 2024: \$1,620,000

Comparable Properties

27 Ireland Av DONCASTER EAST 3109 (VG) **Agent Comments**

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Price: \$2,553,000
Method: Sale
Date: 12/02/2024
Property Type: House (Res)
Land Size: 411 sqm approx



30 Susanne Av NUNAWADING 3131 (REI) **Agent Comments**

 5  4  2

Price: \$2,405,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 585 sqm approx



14 Daws Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 5  3  2

Price: \$2,030,000
Method: Private Sale
Date: 19/04/2024
Property Type: House
Land Size: 301 sqm approx

Account - Barry Plant | P: 03 9842 8888