

# 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

7 Apollo Court, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,700,000

### 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 Loxley Ct DONCASTER EAST 3109 | \$1,665,000 | 09/12/2023   |
| 2 | 6 Ferndell Cr TEMPLESTOWE 3106  | \$1,666,000 | 04/11/2023   |
| 3 |                                 |             |              |

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:

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7 Apollo Court, Doncaster East Vic 3109

**Jellis  
Craig**

Edison Kong

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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

December quarter 2023: \$1,615,400



 4  3  3

**Property Type:** House

**Land Size:** 781 sqm approx

Agent Comments

## Comparable Properties



4 Loxley Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

**Price:** \$1,665,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 747 sqm approx



6 Ferndell Cr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

**Price:** \$1,666,000

**Method:** Auction Sale

**Date:** 04/11/2023

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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