

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 7 Dilkara Court, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,575,500 Property Type House Suburb Doncaster East (3109)

Period - From 01/11/2022 to 31/10/2023 Source Corelogic

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
3 SPRINGWOOD CLOSE, DONVALE VIC 3111	\$1,338,000	04/11/2023
5 MOOR PARK CREST, DONCASTER EAST VIC 3109	\$1,285,000	30/09/2023
45A ANDERSONS CREEK ROAD, DONCASTER EAST VIC 3109	\$1,342,000	14/10/2023

This Statement of Information was prepared on: 14/11/2023