

# 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 Keir Avenue, 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 \$1,300,000 & \$1,400,000

### 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	5 Norman St DONCASTER EAST 3109	\$1,655,000	16/12/2023
2	24 Daphne St DONCASTER EAST 3109	\$1,460,000	08/12/2023
3	45 Wetherby Rd DONCASTER 3108	\$1,055,000	07/12/2023

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:

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**Property Type:** House  
**Land Size:** 651 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 December quarter 2023: \$1,615,400

## Comparable Properties



**5 Norman St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,655,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 760 sqm approx



**24 Daphne St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,460,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2023  
**Property Type:** House (Res)  
**Land Size:** 794 sqm approx



**45 Wetherby Rd DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$1,055,000  
**Method:** Sold Before Auction  
**Date:** 07/12/2023  
**Property Type:** House (Res)  
**Land Size:** 645 sqm approx

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