

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 LUTON COURT DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Doncaster East

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

9 SCHAFTER DRIVE DONCASTER EAST VIC 3109	\$1,645,000	10-Feb-24
6 HAPPY VALLEY COURT DONCASTER EAST VIC 3109	\$1,560,000	17-Feb-24
6 RED PLUM PLACE DONCASTER EAST VIC 3109	\$1,700,000	14-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 05 March 2024



9 SCHAFER DRIVE DONCASTER EAST VIC 3109

5 2 2

Sold Price ^{RS} **\$1,645,000** Sold Date **10-Feb-24**

Distance **0.37km**



6 HAPPY VALLEY COURT DONCASTER EAST VIC 3109

4 2 2

Sold Price ^{RS} **\$1,560,000** Sold Date **17-Feb-24**

Distance **0.76km**



6 RED PLUM PLACE DONCASTER EAST VIC 3109

6 2 2

Sold Price ^{RS} **\$1,700,000** Sold Date **14-Feb-24**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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