

# 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 Peartree 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 \$1,650,000 & \$1,750,000

### 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 | 4 Reddington Tce DONCASTER EAST 3109 | \$1,750,000 | 13/12/2023   |
| 2 | 14 Red Plum PI DONCASTER EAST 3109   | \$1,730,000 | 28/10/2023   |
| 3 | 6 Red Plum PI DONCASTER EAST 3109    | \$1,700,000 | 10/02/2024   |

**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: 15/04/2024 14:26

7 Peartree Court, Doncaster East Vic 3109



 5  3  2

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 923 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,750,000  
**Median House Price**  
March quarter 2024: \$1,620,000

## Comparable Properties



**4 Reddington Tce DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 6  3  2

**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** House  
**Land Size:** 643 sqm approx



**14 Red Plum PI DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,730,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 1065 sqm approx



**6 Red Plum PI DONCASTER EAST 3109 (REI)**

**Agent Comments**

 6  2  2

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472



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