

# 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 Sanders Road, 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)

Price Range \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,589,000 Property Type House Suburb Doncaster East (3109)

Period - From 18/08/2022 to 18/08/2023 Source Realestate

### Comparable property sales

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
4 SNOW GUM ROAD, DONCASTER EAST VIC 3109	\$1,380,000	25/03/2023
24 LESLIE STREET, DONVALE VIC 3111	\$1,350,000	23/05/2023
7 OREGON DRIVE, DONVALE VIC 3111	\$1,346,000	05/05/2023

This Statement of Information was prepared on: 18/08/2023