

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

7a Colchester Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2023

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	24a Argyle St DONVALE 3111	\$1,642,580	04/03/2024
2	1/40 Cassowary St DONCASTER EAST 3109	\$1,668,000	13/04/2024
3	31a Gedye St DONCASTER EAST 3109	\$1,730,000	26/02/2024

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:

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Property Type: Townhouse
(Single)

Land Size: 391 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending March 2024: \$1,650,000

Comparable Properties



24a Argyle St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,642,580

Method: Private Sale

Date: 04/03/2024

Property Type: House (Res)



1/40 Cassowary St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,668,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Townhouse (Res)

Land Size: 396 sqm approx



31a Gedye St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,730,000

Method: Private Sale

Date: 26/02/2024

Property Type: Townhouse (Res)

Land Size: 358 sqm approx