## 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

9 Buvelot Wynd, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$2,200,000		&		\$2,400,000					
Median sale p	rice									
Median price	\$1,650,000	Pro	operty Type	Hou	se		Suburb	Doncaster East		
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	13 Wiarando Ct DONCASTER EAST 3109	\$2,332,000	25/11/2023
2	11 Newlands Cr DONCASTER EAST 3109	\$2,110,000	18/11/2023
3			

OR

**B**<sup>\*</sup> 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.

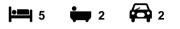
This Statement of Information was prepared on:

16/04/2024 13:04









**Property Type:** House Land Size: 609 sqm approx Agent Comments George Pangalos 8841 4888 0430 060 123 georgepangalos@jelliscraig.com.au

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending March 2024: \$1,650,000

# **Comparable Properties**



13 Wiarando Ct DONCASTER EAST 3109 (REI) Agent Comments



Price: \$2,332,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 759 sqm approx



11 Newlands Cr DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$2,110,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 819 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888

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