

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 Kris Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,705,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2023

to 30/06/2023

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	305 Serpells Rd TEMPLESTOWE 3106	\$1,770,000	02/08/2023
2	9 Harman Cl DONCASTER EAST 3109	\$1,430,000	10/06/2023
3			

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:

25/09/2023 15:56



Property Type: House

Land Size: 895 sqm approx

Agent Comments

Comparable Properties



305 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,770,000

Method: Sold Before Auction

Date: 02/08/2023

Property Type: House (Res)

Land Size: 791 sqm approx



9 Harman Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 10/06/2023

Property Type: House (Res)

Land Size: 794 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.