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	2/5 Carmen Close, Doncaster East, VIC 3109

Indicative selling price

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

Price Range	$1,050,000	&	$1,150,000

Median sale price

Median price	$933,000	Property Type	House	Suburb	Doncaster East (3109)
Period - From	01/04/2024	to	31/03/2025	Source	REIV

Comparable property sales

A These are two 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
2/47 LONG VALLEY WAY, DONCASTER EAST VIC 3109	$1,047,000	25/01/2025
4 MORELLO CIRCLE, DONCASTER EAST VIC 3109	$1,078,000	24/12/2024

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: 24/04/2025

WE DELIVER... Biggin & Scott