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	73 Long Valley Way, Doncaster Vic 3108

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $1,400,000 Property Type House Suburb Doncaster

Period - From 01/07/2022 to 30/09/2022 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	96b bellevue Av DONCASTER EAST 3109	$1,460,000	06/10/2022
2	3 Halsbury Cl DONCASTER EAST 3109	$1,406,000	14/10/2022
3	1 Savernake Ct DONCASTER EAST 3109	$1,205,000	06/06/2022

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: 08/11/2022 18:10

73 Long Valley Way, Doncaster Vic 3108

Nick Elmore
03 9830 7000
0438 599 938
nick.elmore@belleproperty.com



4 Bedroom plus Study **3** **2 (Double Garage)**

Rooms: 7
Property Type: Luxury Family Home
Land Size: TBA sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,375,000
Median House Price
September quarter 2022: $1,400,000

Comparable Properties



96b bellevue Av DONCASTER EAST 3109 (REI)

4 **3** **2**

Price: $1,460,000
Method: Private Sale
Date: 06/10/2022
Property Type: House (Res)
Land Size: 340 sqm approx

Agent Comments



3 Halsbury Cl DONCASTER EAST 3109 (REI)

4 **3** **2**

Price: $1,406,000
Method: Private Sale
Date: 14/10/2022
Property Type: House

Agent Comments



1 Savernake Ct DONCASTER EAST 3109 (VG)

5 **-** **-**

Price: $1,205,000
Method: Sale
Date: 06/06/2022
Property Type: House (Res)
Land Size: 339 sqm approx

Agent Comments

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