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	10 Rosamond Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,650,000 Property Type House Suburb Doncaster East

Period - From 01/07/2023 to 30/09/2023 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	28 Devon Dr DONCASTER EAST 3109	$1,421,000	21/10/2023
2	2/5 Lowe Ct DONCASTER EAST 3109	$1,351,000	27/09/2023
3	1/30 Roger St DONCASTER EAST 3109	$1,230,000	07/09/2023

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: 24/10/2023 15:36

10 Rosamond Crescent, Doncaster East Vic 3109

Stephen Le Get
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4 2 2

Property Type: House
Land Size: 385 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2023: $1,650,000

Comparable Properties



28 Devon Dr DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,421,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments



2/5 Lowe Ct DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,351,000
Method: Private Sale
Date: 27/09/2023
Property Type: Townhouse (Res)
Land Size: 233 sqm approx

Agent Comments



1/30 Roger St DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,230,000
Method: Private Sale
Date: 07/09/2023
Property Type: Townhouse (Single)

Agent Comments

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