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<br>Including suburb and postcode | 8 Keir Avenue, Doncaster East Vic 3109 |

## Indicative selling price

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

Range between $1,400,000 & $1,540,000

## Median sale price

Median price $1,615,400 Property Type House Suburb Doncaster East

Period - From 01/10/2023 to 31/12/2023 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 | 27 Hertford Rd DONCASTER EAST 3109 | $1,550,000 | 21/02/2024 |
| 2 | 7 Keir Av DONCASTER EAST 3109 | $1,534,000 | 16/03/2024 |
| 3 | 49 Tracey St DONCASTER EAST 3109 | $1,530,000 | 04/12/2023 |

**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: 22/03/2024 09:21

# 8 Keir Avenue, Doncaster East Vic 3109

Wendy Zhou
0420 824 677
wendy@heavyside.co




3 1 2

**Property Type:** House
**Land Size:** 651 sqm approx

Agent Comments

**Indicative Selling Price**
$1,400,000 - $1,540,000
**Median House Price**
December quarter 2023: $1,615,400

## Comparable Properties



**27 Hertford Rd DONCASTER EAST 3109 (REI/VG)**

3 1 2

**Price:** $1,550,000
**Method:** Private Sale
**Date:** 21/02/2024
**Property Type:** House
**Land Size:** 704 sqm approx

Agent Comments



**7 Keir Av DONCASTER EAST 3109 (REI)**

2 1 2

**Price:** $1,534,000
**Method:** Auction Sale
**Date:** 16/03/2024
**Property Type:** House (Res)
**Land Size:** 651 sqm approx

Agent Comments



**49 Tracey St DONCASTER EAST 3109 (REI/VG)**

3 1 2

**Price:** $1,530,000
**Method:** Private Sale
**Date:** 04/12/2023
**Property Type:** House
**Land Size:** 663 sqm approx

Agent Comments

**Account** - Heavyside

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