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	17 Corsican Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,680,000 & $1,845,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	6 Shelley Ct TEMPLESTOWE 3106	$1,850,000	21/12/2023
2	14 Red Plum Pl DONCASTER EAST 3109	$1,730,000	28/10/2023
3	2 Kelvan Gr DONCASTER EAST 3109	$1,668,000	15/03/2024

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: 22/04/2024 08:54

17 Corsican Avenue, Doncaster East Vic 3109



4 3 2

Property Type: House
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$1,680,000 - $1,845,000
Median House Price
Year ending March 2024: $1,650,000

Comparable Properties



6 Shelley Ct TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,850,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 720 sqm approx

Agent Comments



14 Red Plum Pl DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,730,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 1065 sqm approx

Agent Comments



2 Kelvan Gr DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,668,000
Method: Sold Before Auction
Date: 15/03/2024
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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