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	1 Viewmont Court, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,651,000 Property Type House Suburb Doncaster East

Period - From 01/04/2024 to 30/06/2024 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	5 Newlands Cr DONCASTER EAST 3109	$1,490,000	25/06/2024
2	11 Clendon Ct TEMPLESTOWE 3106	$1,400,000	18/05/2024
3	81 Canopus Dr DONCASTER EAST 3109	$1,500,000	16/05/2024

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: 15/08/2024 11:23

1 Viewmont Court, Doncaster East Vic 3109



4 2 2

Rooms: 9
Property Type: House (Res)
Land Size: 779 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2024: $1,651,000

Comparable Properties



5 Newlands Cr DONCASTER EAST 3109 (REI)

4 2 2

Agent Comments

Price: $1,490,000
Method: Private Sale
Date: 25/06/2024
Property Type: House
Land Size: 651 sqm approx



11 Clendon Ct TEMPLESTOWE 3106 (REI/VG)

4 2 2

Agent Comments

Price: $1,400,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 410 sqm approx



81 Canopus Dr DONCASTER EAST 3109 (REI)

4 2 2

Agent Comments

Price: $1,500,000
Method: Sold Before Auction
Date: 16/05/2024
Property Type: House (Res)
Land Size: 656 sqm approx

Account - Marshall White | P: 03 9822 9999

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