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 | 3 Deloraine Close, Doncaster East Vic 3109 |

## Indicative selling price

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

Range between $1,800,000 & $1,900,000

## 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 | 4 Navel Row DONCASTER EAST 3109 | $1,812,000 | 07/09/2024 |
| 2 | 3 Harkaway Rise DONCASTER EAST 3109 | $1,950,000 | 14/04/2024 |
| 3 | 7 Luton Ct DONCASTER EAST 3109 | $1,866,000 | 06/04/2024 |

**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: 12/09/2024 17:27

# 3 Deloraine Close, Doncaster East Vic 3109

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4 2 2

**Property Type:** House
**Land Size:** 1154 sqm approx

Agent Comments

**Indicative Selling Price**
$1,800,000 - $1,900,000
**Median House Price**
June quarter 2024: $1,651,000

## Comparable Properties



**4 Navel Row DONCASTER EAST 3109 (REI)**

4 2 4

**Price:** $1,812,000
**Method:** Auction Sale
**Date:** 07/09/2024
**Property Type:** House (Res)
**Land Size:** 898 sqm approx

Agent Comments



**3 Harkaway Rise DONCASTER EAST 3109 (REI/VG)**

5 2 2

**Price:** $1,950,000
**Method:** Sold After Auction
**Date:** 14/04/2024
**Property Type:** House
**Land Size:** 786 sqm approx

Agent Comments



**7 Luton Ct DONCASTER EAST 3109 (REI/VG)**

5 3 2

**Price:** $1,866,000
**Method:** Auction Sale
**Date:** 06/04/2024
**Property Type:** House (Res)
**Land Size:** 968 sqm approx

Agent Comments



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