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	13 Crofton Terrace, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,600,000 Property Type House Suburb Doncaster East

Period - From 01/07/2024 to 30/09/2024 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	58 Newlands Cr DONCASTER EAST 3109	$1,305,000	19/10/2024
2	32 Santa Rosa Blvd DONCASTER EAST 3109	$1,393,000	24/08/2024
3			

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: 04/11/2024 14:10

13 Crofton Terrace, Doncaster East Vic 3109

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4 2 2

Property Type: House
Land Size: 831 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
September quarter 2024: $1,600,000

Comparable Properties



58 Newlands Cr DONCASTER EAST 3109 (REI) Agent Comments

4 2 2

Price: $1,305,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)



32 Santa Rosa Blvd DONCASTER EAST 3109 (REI/VG) Agent Comments

4 2 2

Price: $1,393,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 785 sqm approx

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.

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