

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

6 Kauri Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,635,500 Property Type House Suburb Doncaster East

Period - From 31/08/2023 to 30/08/2024 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	30 Daly St DONCASTER EAST 3109	\$1,305,000	31/07/2024
2	72 Tristania St DONCASTER EAST 3109	\$1,425,000	15/06/2024
3	23 Baratta St DONCASTER EAST 3109	\$1,381,458	21/03/2024

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:

31/08/2024 17:47



3 bedrooms 2 bathrooms 2 cars

Property Type: House
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
31/08/2023 - 30/08/2024: \$1,635,500

Comparable Properties



30 Daly St DONCASTER EAST 3109 (REI)

Agent Comments

3 bedrooms 3 bathrooms 2 cars

Price: \$1,305,000
Method: Sold Before Auction
Date: 31/07/2024
Property Type: House (Res)
Land Size: 685 sqm approx



72 Tristania St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 4 cars

Price: \$1,425,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 652 sqm approx



23 Baratta St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,381,458
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 778 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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