

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

2 CARISBROOK COURT DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,611,000

Property type

House

Suburb

Doncaster East

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

6 FRIARS COURT DONCASTER EAST VIC 3109	\$1,495,000	24-Aug-24
41 CANOPUS DRIVE DONCASTER EAST VIC 3109	\$1,900,600	22-Jun-24
15 BARRABOOL STREET DONCASTER EAST VIC 3109	\$1,520,000	03-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 29 October 2024



**6 FRIARS COURT DONCASTER
EAST VIC 3109**

4 3 2

Sold Price ^{RS} **\$1,495,000** Sold Date **24-Aug-24**

Distance **0.84km**



**41 CANOPUS DRIVE DONCASTER
EAST VIC 3109**

4 3 2

Sold Price **\$1,900,600** Sold Date **22-Jun-24**

Distance **0.86km**



**15 BARRABOOL STREET
DONCASTER EAST VIC 3109**

4 3 2

Sold Price **\$1,520,000** Sold Date **03-Aug-24**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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