

## 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

71A ST CLEMS ROAD DONCASTER EAST VIC 3109

### Indicative selling price

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

Single Price

or range  
between

\$1,390,000

&

\$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 KAURI COURT DONCASTER EAST VIC 3109	\$1,500,000	21-Sep-24
36 TRISTANIA STREET DONCASTER EAST VIC 3109	\$1,438,888	12-Oct-24
6 FRIARS COURT DONCASTER EAST VIC 3109	\$1,495,000	24-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: 24 October 2024



## 6 KAURI COURT DONCASTER EAST VIC 3109

3 2 -

Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **21-Sep-24**

Distance **1.5km**



## 36 TRISTANIA STREET DONCASTER EAST VIC 3109

3 2 2

Sold Price <sup>RS</sup> **\$1,438,888** Sold Date **12-Oct-24**

Distance **1.79km**



## 6 FRIARS COURT DONCASTER EAST VIC 3109

4 3 2

Sold Price <sup>RS</sup> **\$1,495,000** Sold Date **24-Aug-24**

Distance **1.84km**

RS = Recent sale      UN = Undisclosed Sale

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