

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

22 Arawata Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,930,000 & \$1,990,000

Median sale price

Median price \$1,522,000 Property Type House Suburb Doncaster East

Period - From 01/07/2021 to 30/09/2021 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	9A Taparoo Rd TEMPLESTOWE 3106	\$2,050,000	30/11/2021
2	4 Lloyd Ct TEMPLESTOWE 3106	\$1,930,000	28/10/2021
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.~~

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Indicative Selling Price

\$1,930,000 - \$1,990,000

Median House Price

September quarter 2021: \$1,522,000



Property Type: House (Res)

Land Size: 699 sqm approx

Agent Comments

Comparable Properties



9A Taparoo Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,050,000

Method: Sold Before Auction

Date: 30/11/2021

Property Type: House (Res)

Land Size: 506 sqm approx



4 Lloyd Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,930,000

Method: Auction Sale

Date: 28/10/2021

Property Type: House (Res)

Land Size: 807 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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