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

4 Glenview Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,400,000		&		\$1,500,000					
ledian sale price										
Median price	\$1,620,000	Pro	operty Type	Hou	se		Suburb	Doncaster East		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	45 Rosella St DONCASTER EAST 3109	\$1,650,000	22/02/2024
2	19 Thea Gr DONCASTER EAST 3109	\$1,528,000	23/12/2023
3	66 Thea Gr DONCASTER EAST 3109	\$1,390,000	16/12/2023

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:

15/04/2024 11:33









Property Type: House Land Size: 780 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price March quarter 2024: \$1,620,000

Comparable Properties



45 Rosella St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,650,000 Method: Private Sale Date: 22/02/2024 Property Type: House Land Size: 778 sqm approx



19 Thea Gr DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,528,000 Method: Private Sale Date: 23/12/2023 Property Type: House Land Size: 843 sqm approx



66 Thea Gr DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,390,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 729 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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