

# 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

1 Nolan Close, 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)

Single price \$1,850,000

### Median sale price

Median price \$1,600,000

Property Type House

Suburb Doncaster East

Period - From 01/07/2024

to 30/09/2024

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	23 Catherine Av DONCASTER EAST 3109	\$1,838,888	09/11/2024
2	18 Laurie Rd DONCASTER EAST 3109	\$1,554,300	11/10/2024
3	42 Landscape Dr DONCASTER EAST 3109	\$1,768,000	13/09/2024

**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:

13/01/2025 09:27



 5    2    2

**Property Type:** House (Res)

**Land Size:** 663 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,850,000

**Median House Price**

September quarter 2024: \$1,600,000

## Comparable Properties



**23 Catherine Av DONCASTER EAST 3109 (REI)**

Agent Comments

 4    3    3

**Price:** \$1,838,888

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** House (Res)

**Land Size:** 746 sqm approx



**18 Laurie Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 5    2    2

**Price:** \$1,554,300

**Method:** Sold Before Auction

**Date:** 11/10/2024

**Property Type:** House (Res)

**Land Size:** 659 sqm approx



**42 Landscape Dr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,768,000

**Method:** Private Sale

**Date:** 13/09/2024

**Property Type:** House (Res)

**Land Size:** 645 sqm approx

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