

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

55 Morna Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,270,000 & \$1,370,000

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	1 Whalley Ct DONCASTER EAST 3109	\$1,355,000	24/12/2021
2	3 Libere Ct DONCASTER 3108	\$1,325,000	11/12/2021
3	15 Amdura Rd DONCASTER EAST 3109	\$1,300,000	25/10/2021

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:

19/01/2022 10:20



Rooms: 6
Property Type: House
Land Size: 798 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,270,000 - \$1,370,000
Median House Price
 September quarter 2021: \$1,522,000

Comparable Properties



1 Whalley Ct DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,355,000
Method: Private Sale
Date: 24/12/2021
Property Type: House
Land Size: 825 sqm approx



3 Libere Ct DONCASTER 3108 (REI) Agent Comments



Price: \$1,325,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 833 sqm approx



15 Amdura Rd DONCASTER EAST 3109 (VG) Agent Comments



Price: \$1,300,000
Method: Sale
Date: 25/10/2021
Property Type: House (Res)
Land Size: 730 sqm approx

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