

# 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

7 Peppermint Court, 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)

Range between

\$1,900,000

&

\$2,090,000

### Median sale price

Median price

\$1,566,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2023

to

31/03/2023

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	10 Houndswood CI DONCASTER EAST 3109	\$2,090,000	29/04/2023
2	34 Gaudion Rd DONCASTER EAST 3109	\$1,995,000	25/02/2023
3	31 Huntingfield Dr DONCASTER EAST 3109	\$1,730,777	25/03/2023

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:

16/05/2023 16:04



 4  2  2

**Property Type:** House  
**Land Size:** 870 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
March quarter 2023: \$1,566,000

## Comparable Properties



**10 Houndswood CI DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$2,090,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



**34 Gaudion Rd DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,995,000  
**Method:** Auction Sale  
**Date:** 25/02/2023  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**31 Huntingfield Dr DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,730,777  
**Method:** Private Sale  
**Date:** 25/03/2023  
**Property Type:** House  
**Land Size:** 770 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243