### 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	7 Peppermint Court, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,900,000 &	\$2,090,000
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#### Median sale price

Median price	\$1,566,000	Pro	perty 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

Add	dress 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 comparableproperties 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













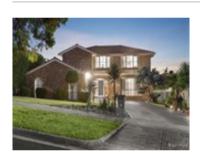
Property Type: House Land Size: 870 sqm approx

**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

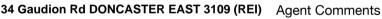
(REI)



Price: \$2,090,000 Method: Auction Sale Date: 29/04/2023

Property Type: House (Res) Land Size: 721 sqm approx

Agent Comments









Price: \$1,995,000 Method: Auction Sale Date: 25/02/2023

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments



31 Huntingfield Dr DONCASTER EAST 3109

(REI)





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



