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	25 Treevalley Drive, 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	\$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,150,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/10/2018	to	30/09/2019	9	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	7 Ashton Rise DONCASTER EAST 3109	\$1,570,000	19/10/2019
2	7 Chestnut Ct DONCASTER EAST 3109	\$1,530,000	17/07/2019
3	9 Guildford Dr DONCASTER EAST 3109	\$1,430,000	16/09/2019

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:	25/11/2019 11:35





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Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending September 2019: \$1,150,000



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Rooms: 7

Property Type: HOUSE **Land Size:** 574 sqm approx

Agent Comments

Comparable Properties



7 Ashton Rise DONCASTER EAST 3109 (REI)

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Price: \$1,570,000 **Method:** Auction Sale **Date:** 19/10/2019

Property Type: House (Res) **Land Size:** 738 sqm approx

7 Chestnut Ct DONCASTER EAST 3109 (VG)

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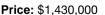
Price: \$1,530,000 Method: Sale Date: 17/07/2019

Property Type: House (Res) **Land Size:** 783 sqm approx









Method: Sold Before Auction

Date: 16/09/2019

Property Type: House (Res) **Land Size:** 650 sqm approx

Agent Comments

Agent Comments

Agent Comments

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