

# 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 4 Gina 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster East

Period - From 01/07/2021 to 30/06/2022 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	68 Deep Creek Dr DONCASTER EAST 3109	\$2,250,000	11/03/2022
2	5 Simone Cr DONCASTER EAST 3109	\$2,250,000	31/03/2022
3			

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: 02/08/2022 09:41



5   3   3

**Property Type:** House  
**Land Size:** 1600 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

Year ending June 2022: \$1,550,000

## Comparable Properties



**68 Deep Creek Dr DONCASTER EAST 3109**  
(REI/VG)

**Agent Comments**

5   2   3

**Price:** \$2,250,000  
**Method:** Sold Before Auction  
**Date:** 11/03/2022  
**Property Type:** House (Res)  
**Land Size:** 1603 sqm approx



**5 Simone Cr DONCASTER EAST 3109**  
(REI/VG)

**Agent Comments**

5   2   2

**Price:** \$2,250,000  
**Method:** Sold Before Auction  
**Date:** 31/03/2022  
**Property Type:** House (Res)  
**Land Size:** 1801 sqm approx

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.