

## 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 Long Valley Way, 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) (\*Delete single price or range as applicable)

Price Range \$1,200,000 to \$1,300,000

### Median sale price

Median price \$1,180,000 Property type House Suburb Doncaster East

Period - From July 2019 to Sept 2019 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. 2 Larnoo Drive, Doncaster East	\$1,220,000	15/10/2019
2. 1 Balinga Court, Doncaster East	\$1,130,000	19/09/2019
3. 369 Serpells Road, Doncaster East	\$1,200,000	16/10/2019

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: 15/11/2019

## Comparable properties



**\$1,220,000**

2 Larnoo Drive, Doncaster East, Victoria

DATE: 15/10/2019

PROPERTY TYPE: House

 4  2  
 2  902 sqm x



**\$1,130,000**

1 Balinga Court, Doncaster East, Victoria

DATE: 19/09/2019

PROPERTY TYPE: House

 4  2  
 2  807 sqm



**\$1,200,000**

369 Serpells Road, Doncaster East, Victoria

DATE: 16/10/2019

PROPERTY TYPE: House

 4  3  
 2  813 sqm x

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## Our Difference



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