

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

23 Snow Gum Road, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,000,000

Median sale price

Median price \$1,278,000

Property Type House

Suburb Doncaster East

Period - From 01/10/2019

to 31/12/2019

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	29 Oregon Dr DONVALE 3111	\$962,000	26/10/2019
2	4 Andersons Creek Rd DONCASTER EAST 3109	\$953,800	19/10/2019
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:

23/03/2020 09:41

23 Snow Gum Road, Doncaster East Vic 3109



 3  2  2

Property Type: House (Res)

Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000

Median House Price

December quarter 2019: \$1,278,000

Comparable Properties



29 Oregon Dr DONVALE 3111 (REI/VG)

Agent Comments

 3  2  1

Price: \$962,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 654 sqm approx



4 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  2

Price: \$953,800

Method: Private Sale

Date: 19/10/2019

Property Type: House

Land Size: 674 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.

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.