## 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

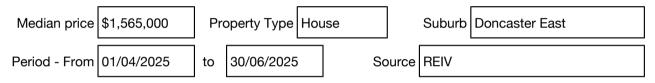
3 Kiandra Court, Doncaster East Vic 3109

## Indicative selling price

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i or the meaning .		00113011101.v10.gov.uu/	under quoting

Single price \$1,650,000

#### Median sale price



## 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	16 Gaudion Rd DONCASTER EAST 3109	\$1,683,500	28/06/2025
2	7 Dundas Ct DONCASTER EAST 3109	\$1,501,000	05/04/2025
3	3 Skye PI DONCASTER EAST 3109	\$1,500,000	01/02/2025

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:

18/07/2025 10:13





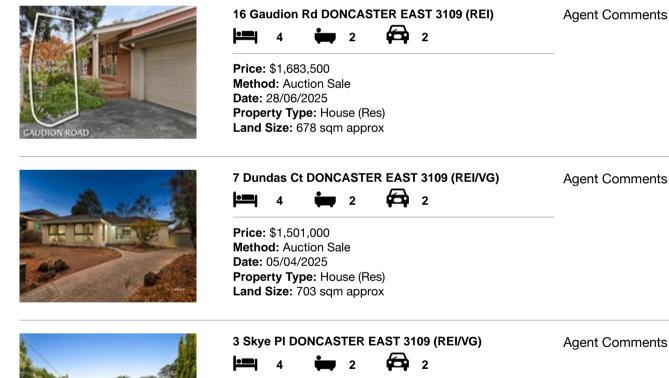




Property Type: House (Res) Land Size: 685 sqm approx Agent Comments

**Indicative Selling Price** \$1,650,000 Median House Price June quarter 2025: \$1,565,000

# **Comparable Properties**





Price: \$1,500,000 Method: Auction Sale Date: 01/02/2025 Property Type: House (Res) Land Size: 687 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



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