



4 3 dlug

Rooms:

Property Type: House

Land Size: 464 sqm

[Agent Comments](#)

Comparable Properties



34 Canopus Dr DONCASTER EAST 3109 (REI) [Agent Comments](#)

5 2 2

Price: \$1,640,000

Method: Auction Sale

Date: 22/04/2017

Rooms: 10

Property Type: House (Res)

Land Size: 648 sqm



5 Daws Rd DONCASTER EAST 3109 (REI) [Agent Comments](#)

4 2 2

Price: \$1,583,500

Method: Auction Sale

Date: 14/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 420 sqm



3 Glenview Rd DONCASTER EAST 3109 (REI) [Agent Comments](#)

4 3 1

Price: \$1,510,000

Method: Private Sale

Date: 06/12/2016

Rooms: -

Property Type: Townhouse (Single)

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

2 Morello Circle, Doncaster East Vic 3109

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,230,000

House X

Suburb Doncaster East

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
34 Canopus Dr DONCASTER EAST 3109	\$1,640,000	22/04/2017
5 Daws Rd DONCASTER EAST 3109	\$1,583,500	14/03/2017
3 Glenview Rd DONCASTER EAST 3109	\$1,510,000	06/12/2016