

# 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

12A High Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	1/55 Williamsons Rd DONCASTER 3108	\$828,000	05/10/2023
2	12 High St DONCASTER 3108	\$800,000	18/11/2023
3	3/282 Manningham Rd TEMPLESTOWE LOWER 3107	\$785,000	10/10/2023

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:

18/01/2024 12:11



 3  2  2

**Property Type:** House (Res)

**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

December quarter 2023: \$717,500

## Comparable Properties



**1/55 Williamsons Rd DONCASTER 3108 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$828,000

**Method:** Sale

**Date:** 05/10/2023

**Property Type:** Flat/Unit/Apartment (Res)



**12 High St DONCASTER 3108 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 249 sqm approx



**3/282 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$785,000

**Method:** Private Sale

**Date:** 10/10/2023

**Property Type:** Townhouse (Single)