

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

Brand new townhouse 4-bedroom, 4-bathroom, 2-car garage 250sqm of internal space DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,800

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 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

3/18 RANGEVIEW GROVE BALWYN NORTH VIC 3104	\$1,750,000	28-Oct-23
53A CASSOWARY STREET DONCASTER EAST VIC 3109	\$1,720,000	10-Aug-23
32B OCTANTIS STREET DONCASTER EAST VIC 3109	\$1,701,888	26-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 21 July 2024



3/18 RANGEVIEW GROVE BALWYN Sold Price

\$1,750,000 Sold Date **28-Oct-23**

NORTH VIC 3104

4 3 2

Distance **4.74km**



53A CASSOWARY STREET

Sold Price

\$1,720,000 Sold Date **10-Aug-23**

DONCASTER EAST VIC 3109

4 3 2

Distance **3.51km**



32B OCTANTIS STREET

Sold Price

\$1,701,888 Sold Date **26-Apr-23**

DONCASTER EAST VIC 3109

4 2 2

Distance **4.05km**

RS = Recent sale

UN = Undisclosed Sale

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