

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

79 Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,425,000 & \$1,550,000

Median sale price

Median price \$1,505,000 Property Type House 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	34 Gray St DONCASTER 3108	\$1,565,000	14/12/2023
2	7 Ebon Ct DONCASTER 3108	\$1,462,000	08/12/2023
3	9 Brendan Av DONCASTER 3108	\$1,450,000	12/09/2023

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:

23/01/2024 14:23



 3
  2
  1

Rooms: 7

Property Type: House (Res)

Land Size: 732 sqm approx

Agent Comments

Indicative Selling Price

\$1,425,000 - \$1,550,000

Median House Price

December quarter 2023: \$1,505,000

Comparable Properties



34 Gray St DONCASTER 3108 (REI)

Agent Comments

 3
  1
  2

Price: \$1,565,000

Method: Auction Sale

Date: 14/12/2023

Property Type: House (Res)

Land Size: 654 sqm approx



7 Ebon Ct DONCASTER 3108 (REI)

Agent Comments

 3
  2
  2

Price: \$1,462,000

Method: Expression of Interest

Date: 08/12/2023

Property Type: House (Res)

Land Size: 634 sqm approx



9 Brendan Av DONCASTER 3108 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,450,000

Method: Private Sale

Date: 12/09/2023

Property Type: House

Land Size: 653 sqm approx

Account - Marshall White | P: 03 9822 9999