Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$800,000	&	\$880,000
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Median sale price

Median price	\$697,500	Pro	perty Type	Unit		Suburb	Doncaster
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	2 Harvest Ct DONCASTER 3108	\$842,000	16/08/2024
2	3/5 Ashford St TEMPLESTOWE LOWER 3107	\$828,000	31/10/2024
3	76 Harvest Ct DONCASTER 3108	\$870,000	25/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/11/2024 17:14









Property Type: Unit **Agent Comments**

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** September quarter 2024: \$697,500

Comparable Properties

2 Harvest Ct DONCASTER 3108 (REI)





Agent Comments

Price: \$842,000

Method:

Date: 16/08/2024 Property Type: Unit



3/5 Ashford St TEMPLESTOWE LOWER 3107

(REI)





Price: \$828,000 Method: Auction Sale Date: 31/10/2024

Property Type: Townhouse (Res)

Agent Comments









Agent Comments

Price: \$870.000

Method: Sold Before Auction

Date: 25/06/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888





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