

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

2B Murphy Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,700,000 & \$1,750,000

Median sale price

Median price \$1,447,500 Property Type House 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	Price	Date of sale
1	142 Church Rd DONCASTER 3108	\$1,580,000	11/11/2024
2	3 Layman Ct DONCASTER EAST 3109	\$1,800,000	09/11/2024
3	26 Woodhouse Rd DONCASTER EAST 3109	\$1,520,000	08/11/2024

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:

28/11/2024 13:09



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,750,000

Median House Price

September quarter 2024: \$1,447,500

Comparable Properties



142 Church Rd DONCASTER 3108 (REI)

Agent Comments

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 3
 2

Price: \$1,580,000

Method: Sold Before Auction

Date: 11/11/2024

Property Type: House (Res)



3 Layman Ct DONCASTER EAST 3109 (REI)

Agent Comments

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 4
 2

Price: \$1,800,000

Method: Private Sale

Date: 09/11/2024

Property Type: House

Land Size: 382 sqm approx



26 Woodhouse Rd DONCASTER EAST 3109 (REI)

Agent Comments

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 2
 2

Price: \$1,520,000

Method: Private Sale

Date: 08/11/2024

Property Type: House (Res)

Land Size: 358 sqm approx

Account - Barry Plant | P: 03 9842 8888



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