### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 50 Stables Circuit, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,490,000		&		\$1,639,000			
Median sale p	rice							
Median price	\$1,569,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6 Foliage Way DONCASTER 3108	\$1,755,000	10/07/2024
2	5a Pleasant Av DONCASTER 3108	\$1,656,000	08/06/2024
3	1a Myers Ct DONCASTER 3108	\$1,624,000	01/06/2024

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.

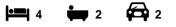
This Statement of Information was prepared on:

01/10/2024 10:13



# McGrath





**Property Type:** House Agent Comments

Indicative Selling Price \$1,490,000 - \$1,639,000 Median House Price Year ending June 2024: \$1,569,000

## **Comparable Properties**



6 Foliage Way DONCASTER 3108 (VG)



Price: \$1,755,000 Method: Sale Date: 10/07/2024 Property Type: House (Res) Land Size: 345 sqm approx Agent Comments

Agent Comments



Price: \$1,656,000 Method: Auction Sale Date: 08/06/2024 Property Type: House (Res) Land Size: 328 sqm approx

4



1a Myers Ct DONCASTER 3108 (REI/VG)

5a Pleasant Av DONCASTER 3108 (REI/VG)

3

**2** 



Agent Comments

Price: \$1,624,000 Method: Auction Sale Date: 01/06/2024 Property Type: House (Res) Land Size: 420 sqm approx

#### Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



propertydata

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