

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

3/2 Malcolm Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$1,505,000

Property Type

House

Suburb

Doncaster

Period - From

01/01/2022

to

31/03/2022

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	1/52 Linda Av BOX HILL NORTH 3129	\$955,000	02/04/2022
2	1/808 Elgar Rd DONCASTER 3108	\$828,000	30/04/2022
3	3/747 Elgar Rd DONCASTER 3108	\$780,000	04/03/2022

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:

05/07/2022 16:33

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 3  2  2

Property Type: Unit
Land Size: 214 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median House Price
March quarter 2022: \$1,505,000

Comparable Properties

1/52 Linda Av BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$955,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Unit
Land Size: 294 sqm approx



1/808 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$828,000
Method: Auction Sale
Date: 30/04/2022
Property Type: Unit
Land Size: 406 sqm approx



3/747 Elgar Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$780,000
Method: Sold Before Auction
Date: 04/03/2022
Property Type: Unit
Land Size: 235 sqm approx