

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

1 Crawford Road Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Doncaster

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

1/72 Ayr Street Doncaster VIC 3108	\$1,210,000	22-May-21
69 Ayr Street Doncaster VIC 3108	\$1,175,000	08-May-21
1/2 Eyre Court Templestowe Lower VIC 3107	\$1,165,000	22-May-21

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 6 months.~~

This Statement of Information was prepared on: 03 October 2021



PhilipWebb

Aaron Chuah

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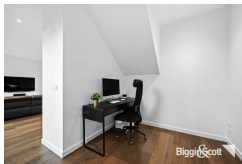
E achuah@philipwebb.com.au



1/72 Ayr Street Doncaster VIC 3108 Sold Price **\$1,210,000** Sold Date **22-May-21**

3 2 2

Distance **1.59km**



69 Ayr Street Doncaster VIC 3108 Sold Price **\$1,175,000** Sold Date **08-May-21**

3 2 2

Distance **1.55km**



1/2 Eyre Court Templestowe Lower VIC 3107 Sold Price **\$1,165,000** Sold Date **22-May-21**

3 2 2

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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