

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

4 Aberdeen Drive, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,795,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster

Period - From

01/01/2023

to

31/12/2023

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	366 George St TEMPLESTOWE LOWER 3107	\$1,850,000	17/10/2023
2	3 Lightwood Way DONCASTER 3108	\$1,815,000	04/01/2024
3	22a Finlayson St DONCASTER 3108	\$1,770,000	20/11/2023

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:

23/03/2024 15:21

4 Aberdeen Drive, Doncaster Vic 3108



 4  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,795,000

Median House Price

Year ending December 2023: \$1,550,000

Comparable Properties



366 George St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,850,000

Method: Sold Before Auction

Date: 17/10/2023

Property Type: House (Res)

Land Size: 283 sqm approx



3 Lightwood Way DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,815,000

Method: Private Sale

Date: 04/01/2024

Property Type: House (Res)

Land Size: 338 sqm approx



22a Finlayson St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,770,000

Method: Private Sale

Date: 20/11/2023

Property Type: House

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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