## 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

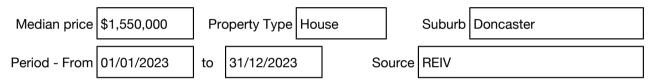
4 Aberdeen Drive, Doncaster Vic 3108

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$1,795,000

#### Median sale price



## 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







**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 Agent Comments (REI/VG)



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



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



Price: \$1,770,000 Method: Private Sale Date: 20/11/2023 Property Type: House

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



propertydata

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