

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

2a Daphne Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,123,500 Property Type Townhouse Suburb Doncaster

Period - From 15/12/2022 to 14/12/2023 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	1/18 Thea Gr DONCASTER EAST 3109	\$1,315,000	02/06/2023
2	1/8 Boronia Gr DONCASTER EAST 3109	\$1,100,000	20/08/2023
3	13 Pleasant Av DONCASTER 3108	\$950,000	07/08/2023

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:

15/12/2023 16:53



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

15/12/2022 - 14/12/2023: \$1,123,500

Comparable Properties

1/18 Thea Gr DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,315,000

Method:

Date: 02/06/2023

Property Type: Townhouse (Single)



1/8 Boronia Gr DONCASTER EAST 3109 (VG)

Agent Comments

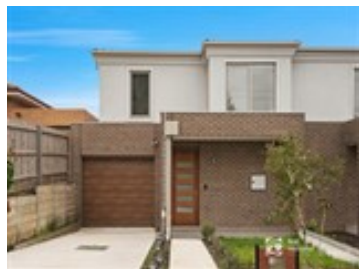
 3  -  -

Price: \$1,100,000

Method: Sale

Date: 20/08/2023

Property Type: Townhouse (Single)



13 Pleasant Av DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 07/08/2023

Property Type: Townhouse (Single)