

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

31 Harvest Court, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,020,000

Median sale price

Median price

\$1,090,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

18/12/2020

to

17/12/2021

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	65 Harvest Ct DONCASTER 3108	\$1,145,000	13/11/2021
2	4/347 High St TEMPLESTOWE LOWER 3107	\$1,050,000	19/10/2021
3	1/5 Ashford St TEMPLESTOWE LOWER 3107	\$1,000,000	23/06/2021

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:

18/12/2021 15:02



 4  3  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,020,000

Median Townhouse Price

18/12/2020 - 17/12/2021: \$1,090,000

Comparable Properties

65 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,145,000

Method: Auction Sale

Date: 13/11/2021

Property Type: Townhouse (Res)



4/347 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,050,000

Method: Private Sale

Date: 19/10/2021

Property Type: Townhouse (Single)



1/5 Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,000,000

Method: Private Sale

Date: 23/06/2021

Property Type: Townhouse (Res)

Land Size: 231 sqm approx

Account - Barry Plant | P: 03 9842 8888