

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  Property Type  Suburb   
Period - From  to  Source

**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	5/32 John St TEMPLESTOWE LOWER 3107	\$825,000	05/10/2024
2	2/37 Ayr St DONCASTER 3108	\$790,000	22/06/2024
3	1/61 Furneaux Gr BULLEEN 3105	\$805,000	06/05/2024

**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:

1/12 Park Avenue, Doncaster Vic 3108



first national REAL ESTATE | Bill Schlink

Eddie Fakhri

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Indicative Selling Price

\$745,000

Median Unit Price

June quarter 2024: \$680,000



Property Type:

Agent Comments

## Comparable Properties



5/32 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$825,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Unit

Land Size: 185 sqm approx



2/37 Ayr St DONCASTER 3108 (REI)

Agent Comments



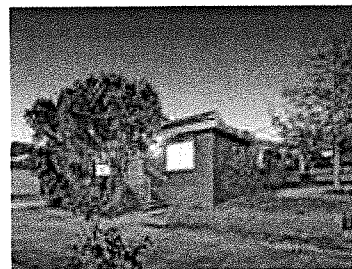
Price: \$790,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Unit

Land Size: 170 sqm approx



1/61 Furneaux Gr BULLEEN 3105 (REI)

Agent Comments



Price: \$805,000

Method: Expression of Interest

Date: 06/05/2024

Property Type: Unit

Land Size: 162 sqm approx