

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	8 Silver Leaf Circuit, Doncaster, VIC 3108
---	--

Indicative selling price

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

Price Range	\$1,950,000	&	\$2,050,000
-------------	-------------	---	-------------

Median sale price

Median price	\$1,595,000	Property Type	House	Suburb	Doncaster (3108)
Period - From	04/03/2023	to	04/03/2024	Source	Realestate

Comparable property sales

A This is one property 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
71 MEMBERS DRIVE, DONCASTER VIC 3108	\$2,130,000	02/03/2024

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:	06/03/2024
--	------------