

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 2 Inez Court, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$1,780,000

&

\$1,850,000

Median sale price

Median price

\$1,552,000

Property Type

House

Suburb

Doncaster (3109)

Period - From

19/06/2022

to

19/06/2023

Source

Realestate

Comparable property sales

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 |
|--|-------------|--------------|
| 14 PRUNELLA CLOSE, DONCASTER VIC 3108 | \$1,760,000 | 17/05/2023 |
| 43 HERLIHYS ROAD, TEMPLESTOWE LOWER VIC 3107 | \$1,737,500 | 08/07/2023 |
| 2 BENALONG COURT, DONCASTER VIC 3108 | \$1,756,000 | 29/04/2023 |

This Statement of Information was prepared on: 03/07/2023