

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

4/70 Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2021

to

31/12/2021

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	1/326 Thompsons Rd TEMPLESTOWE LOWER 3107	\$963,700	08/09/2021
2	1/92 Ayr St DONCASTER 3108	\$950,000	29/11/2021
3	2b Crawford Rd DONCASTER 3108	\$905,000	14/02/2022

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:

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2021: \$715,000



 4  2  2

Property Type: Townhouse

Land Size: 279 sqm approx

Agent Comments

Comparable Properties

1/326 Thompsons Rd TEMPLESTOWE LOWER 3107 (VG) **Agent Comments**

 4  -  -

Price: \$963,700

Method: Sale

Date: 08/09/2021

Property Type: Townhouse (Single)

1/92 Ayr St DONCASTER 3108 (VG)

Agent Comments

 3  -  -

Price: \$950,000

Method: Sale

Date: 29/11/2021

Property Type: Flat/Unit/Apartment (Res)

2b Crawford Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  1

Price: \$905,000

Method: Private Sale

Date: 14/02/2022

Property Type: Townhouse (Single)

Land Size: 167 sqm approx

