

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

407/65 Stables Circuit, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$595,000

Median sale priceMedian price

615,000

Property type

Unit

Suburb

Doncaster

Period - From

1/1/2023

to

31/3/2023

Source

REIV

Comparable property sales

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. 119/65 Stables Circuit, Doncaster	\$600,000	9/11/2022
2. 208/65 Stables Circuit, Doncaster	\$615,000	31/1/2023
3. 414/57 Stables Circuit, Doncaster	\$630,000	24/10/2023

This Statement of Information was prepared on:

27/04/2023

Comparable properties



\$ 600,000

119/65 Stables Circuit, Doncaster, Victoria

DATE: 9/11/2022

PROPERTY TYPE: UNIT

 2
  2
 1
 sqm



\$ 615,000

208/65 Stables Circuit, Doncaster, Victoria

DATE: 31/1/2023

PROPERTY TYPE: UNIT

 2
 2
 1
 sqm



\$ 630,000

414/57 Stables Circuit, Doncaster, Victoria

DATE: 24/10/2023

PROPERTY TYPE: UNIT

 2
 2
 1
 sqm x

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