

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

1/1 JOYCE COURT DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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 6 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

3/11 BALMORAL AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,265,000	25-Oct-22
1/10 TOBRUK STREET BULLEEN VIC 3105	\$1,341,000	24-Jun-22
3/6 JACANA AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,290,000	12-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 24 December 2022



**3/11 BALMORAL AVENUE
TEMPLESTOWE LOWER VIC 3107**

4 3 2

Sold Price **\$1,265,000** Sold Date **25-Oct-22**

Distance **0.54km**



**1/10 TOBRUK STREET BULLEEN
VIC 3105**

4 - -

Sold Price **\$1,341,000** Sold Date **24-Jun-22**

Distance **0.78km**



**3/6 JACANA AVENUE
TEMPLESTOWE LOWER VIC 3107**

4 3 2

Sold Price ^{RS} **\$1,290,000** Sold Date **12-Oct-22**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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