

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

23 Philip Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,200,000

&

\$1,290,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2021

to

30/09/2021

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	33 Ayr St DONCASTER 3108	\$1,290,000	01/07/2021
2	27 The Crest BULLEEN 3105	\$1,273,000	08/05/2021
3	6 Potter Ct TEMPLESTOWE LOWER 3107	\$1,260,000	21/06/2021

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:

16/10/2021 15:08



Property Type: House

Land Size: 760 sqm approx

Agent Comments

Comparable Properties



33 Ayr St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,290,000

Method: Private Sale

Date: 01/07/2021

Property Type: House

Land Size: 652 sqm approx

27 The Crest BULLEEN 3105 (REI)

Agent Comments



Price: \$1,273,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 679 sqm approx



6 Potter Ct TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,260,000

Method: Private Sale

Date: 21/06/2021

Property Type: House

Land Size: 713 sqm approx