113/59 Stables Circuit, Doncaster Vic 3108

2 Bed 2 Bath - Car
Property Type: Strata Unit/Flat
Indicative Selling Price
$700,000 - $770,000
Median House Price
Year ending September 2022:
$645,000

Comparable Properties

102/399 Manningham Road, Doncaster 3108 (VG)

2 Bed 2 Bath Car
Price: $768,000
Method: Sale
Date: 16/08/2022
Property Type: Strata Unit/Flat
Agent Comments: Similar development, similar accommodation.

204/65 Stables Circuit, Doncaster 3108 (REI/VG)

2 Bed 2 Bath 2 Car
Price: $730,000
Method: Private Sale
Date: 08/08/2022
Property Type: Apartment
Agent Comments: Similar accommodation, located on the same street.

419/642 Doncaster Road, Doncaster 3108 (REI)

3 Bed 2 Bath 2 Car
Price: $728,000
Method: Auction Sale
Date: 15/10/2022
Property Type: Unit
Agent Comments: Superior accommodation, older development.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	113/59 Stables Circuit, Doncaster Vic 3108

Indicative selling price

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

Range between	$700,000	&	$770,000

Median sale price

Median price	$645,000	Unit	x	Suburb	Doncaster

Period - From	01/10/2021	to	30/09/2022	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
102/399 Manningham Road, DONCASTER 3108	$768,000	16/08/2022
204/65 Stables Circuit, DONCASTER 3108	$730,000	08/08/2022
419/642 Doncaster Road, DONCASTER 3108	$728,000	15/10/2022

This Statement of Information was prepared on: 23/11/2022 08:34

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July 2016   This guide must not be taken as legal advice.

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