

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

2/343 George Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2020

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	2/13 Glenfern Av DONCASTER 3108	\$890,000	23/11/2021
2	1/9 Citrus Ct DONCASTER 3108	\$848,000	26/06/2021
3	3/32 John St TEMPLESTOWE LOWER 3107	\$825,000	10/10/2021

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:

04/01/2022 17:12



3 2 2

Rooms: 6
Property Type: Villa
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending September 2021: \$725,000

Comparable Properties



2/13 Glenfern Av DONCASTER 3108 (REI)

Agent Comments

3 1 1

Price: \$890,000
Method: Private Sale
Date: 23/11/2021
Property Type: Unit
Land Size: 374 sqm approx



1/9 Citrus Ct DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$848,000
Method: Private Sale
Date: 26/06/2021
Property Type: Townhouse (Single)
Land Size: 141 sqm approx



3/32 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

Price: \$825,000
Method: Auction Sale
Date: 10/10/2021
Property Type: Unit
Land Size: 203 sqm approx

Account - Parkes Property | P: 9840 1111 | F: 9840 1570