Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Ambrose Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,420,000		&		\$1,480,000				
Median sale price									
Median price	\$1,469,000	Pro	Property Type Hous		se		Suburb	Doncaster	
Period - From	01/01/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	45 Board St DONCASTER 3108	\$1,485,000	30/11/2024
2	20 Grover Rd DONCASTER 3108	\$1,432,000	23/10/2024
3			

OR

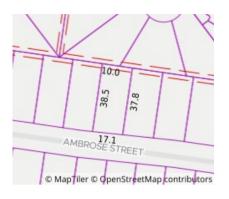
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

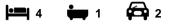
This Statement of Information was prepared on:

23/02/2025 12:22



Harcourts





Property Type: House **Land Size:** 652 sqm approx Agent Comments Indicative Selling Price \$1,420,000 - \$1,480,000 Median House Price Year ending December 2024: \$1,469,000

Comparable Properties

45 Board St DONCASTER 3108 (REI/VG) 4 2 2 2 Price: \$1,485,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments
20 Grover Rd DONCASTER 3108 (REI/VG) 4 2 2 2 Price: \$1,432,000 Method: Private Sale Date: 23/10/2024 Property Type: House (Res) Land Size: 671 sqm approx	Agent Comments

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.

Account - Harcourts Vermont South | P: 03 98861008



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