

# 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

34 Harvest Court, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$920,000

### Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Doncaster

Period - From 10/04/2023 to 09/04/2024 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	9/1 Serpells Rd TEMPLESTOWE 3106	\$920,000	11/01/2024
2	40 Harvest Ct DONCASTER 3108	\$910,000	04/03/2024
3	4/317 George St DONCASTER 3108	\$887,000	23/02/2024

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:

10/04/2024 10:33

34 Harvest Court, Doncaster Vic 3108



3   2   2

**Property Type:** Townhouse (Res)  
**Land Size:** 120 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$920,000  
**Median Townhouse Price**  
10/04/2023 - 09/04/2024: \$1,100,000

## Comparable Properties

9/1 Serpells Rd TEMPLESTOWE 3106 (VG)   **Agent Comments**

3   -   -

**Price:** \$920,000  
**Method:** Sale  
**Date:** 11/01/2024  
**Property Type:** Flat/Unit/Apartment (Res)



40 Harvest Ct DONCASTER 3108 (REI)   **Agent Comments**

3   2   2

**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 04/03/2024  
**Property Type:** Townhouse (Single)



4/317 George St DONCASTER 3108 (REI)   **Agent Comments**

3   2   1

**Price:** \$887,000  
**Method:** Sold Before Auction  
**Date:** 23/02/2024  
**Property Type:** Townhouse (Res)

**Account - Belle Property Doncaster East** | P: 0391258568



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