

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

8 Gifford Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Doncaster

Period - From 01/07/2022

to

30/09/2022

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	47 Tram Rd DONCASTER 3108	\$1,238,888	10/09/2022
2	37 Caringal Av DONCASTER 3108	\$1,180,000	18/10/2022
3	29 Norfolk Cirt DONCASTER 3108	\$1,095,000	15/08/2022

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:

26/10/2022 13:32



 3  1  2

Property Type: House
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 September quarter 2022: \$1,400,000

Comparable Properties



47 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,238,888
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 696 sqm approx



37 Caringal Av DONCASTER 3108 (REI)

Agent Comments

 3  1  1

Price: \$1,180,000
Method: Private Sale
Date: 18/10/2022
Property Type: House
Land Size: 725 sqm approx



29 Norfolk Cirt DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,095,000
Method: Private Sale
Date: 15/08/2022
Property Type: House
Land Size: 643 sqm approx

Account - Barry Plant | P: 03 9842 8888