

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 BALLAMORE CRESCENT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Doncaster

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

5 NETLEY RISE DONCASTER VIC 3108	1545000	07-May-22
52 WINSTON DRIVE DONCASTER VIC 3108	1575000	09-Apr-22
54 LAWANNA DRIVE TEMPLESTOWE VIC 3106	1405000	30-Apr-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27 August 2022



5 NETLEY RISE DONCASTER VIC 3108

4 2 2

Sold Price

1545000

Sold Date **07-May-22**

Distance

0.3km



52 WINSTON DRIVE DONCASTER VIC 3108

4 2 2

Sold Price

1575000

Sold Date **09-Apr-22**

Distance

1.13km



54 LAWANNA DRIVE TEMPLESTOWE VIC 3106

4 2 2

Sold Price

1405000

Sold Date **30-Apr-22**

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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