

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 1/11 Elm Tree Road, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,100,000 & \$1,200,000

Median sale price

Median price \$960,000 Property Type Unit Suburb Doncaster (3108)

Period - From 28/08/2022 to 28/08/2023 Source Realestate

Comparable property sales

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
2/3 ACHERON STREET, DONCASTER VIC 3108	\$1,201,500	01/04/2023
2/14 SAXTON STREET, BOX HILL NORTH VIC 3129	\$1,155,000	25/03/2023
23 LYNDHURST CRESCENT, BOX HILL NORTH VIC 3129	\$1,100,000	09/03/2023

This Statement of Information was prepared on: 28/08/2023