

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

3 Libere Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price*

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 09/09/2021

to

09/12/2021

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	20 Saxon St DONCASTER 3108	\$1,250,000	15/11/2021
2			
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:

09/12/2021 15:49



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Property Type: House
Land Size: 833 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price *
09/09/2021 - 09/12/2021: \$1,500,000
* Agent calculated median

Comparable Properties



20 Saxon St DONCASTER 3108 (REI)

Agent Comments

4 1 1

Price: \$1,250,000
Method: Private Sale
Date: 15/11/2021
Property Type: House

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 - Parkes Property | P: 9840 1111 | F: 9840 1570