

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 Margot Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,430,000

&

\$1,570,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Doncaster

Period - From 26/05/2021

to

25/05/2022

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	48 Dehnert St DONCASTER EAST 3109	\$1,467,000	19/03/2022
2	136 Church Rd DONCASTER 3108	\$1,460,000	12/02/2022
3	10 Marianne Way DONCASTER 3108	\$1,437,000	20/01/2022

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:

26/05/2022 10:37



3 2 2

Property Type: House

Land Size: 676 sqm approx

Agent Comments

Comparable Properties



48 Dehnert St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 1

Price: \$1,467,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

Land Size: 650 sqm approx



136 Church Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,460,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 648 sqm approx

10 Marianne Way DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$1,437,000

Method: Sale

Date: 20/01/2022

Property Type: House (Res)

Land Size: 734 sqm approx