

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

3/37 Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$631,500

Property Type Unit

Suburb Doncaster

Period - From 01/07/2019

to 30/06/2020

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	1/15 Melaleuca Av TEMPLESTOWE LOWER 3107	\$767,500	02/07/2020
2	10/206 High St TEMPLESTOWE LOWER 3107	\$690,000	15/04/2020
3	1/797 Elgar Rd DONCASTER 3108	\$670,000	14/03/2020

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:

27/07/2020 13:09

3/37 Ayr Street, Doncaster Vic 3108



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Indicative Selling Price

\$670,000 - \$720,000

Median Unit Price

Year ending June 2020: \$631,500



2 2 2

Property Type: Strata Unit/Flat

Land Size: 293 sqm approx

Agent Comments

Comparable Properties



1/15 Melaleuca Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

2 2 1

Price: \$767,500

Method: Private Sale

Date: 02/07/2020

Property Type: Townhouse (Res)



10/206 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000

Method: Private Sale

Date: 15/04/2020

Property Type: Townhouse (Res)



1/797 Elgar Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 2

Price: \$670,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 4

Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.