

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 219/65 Stables Circuit, Doncaster

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$562,500

Property type Apartment

Suburb Doncaster

Period - From July 2023

to

Sept 2023

Source Real Estate

Comparable property sales

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. 419/65 Stables Circuit, Doncaster	\$ 620,000	9/6/2023
2. 120/65 Stables Circuit, Doncaster	\$ 610,000	21/5/2023
3. 108/57 Stables Circuit, Doncaster	\$ 685,000	18/8/2023

This Statement of Information was prepared on: 1/12/2023

Comparable properties



\$ 620,000

419/65 Stables Circuit, Doncaster, Victoria

DATE: 9/6/2023

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm



\$ 610,000

120/65 Stables Circuit, Doncaster, Victoria

DATE: 21/5/2023

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm



\$ 685,000

108/57 Stables Circuit, Doncaster, Victoria

DATE: 18/8/2023

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee