

# 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 45 Auburn Crescent, Doncaster, VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,267,500 Property Type House Suburb Doncaster (3108)

Period - From 17/12/2020 to 17/12/2021 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
3 STALLION AVENUE, DONCASTER VIC 3108	\$1,860,000	11/11/2020
56 AUBURN CRESCENT, DONCASTER VIC 3108	\$1,780,000	09/11/2020
48 AUBURN CRESCENT, DONCASTER VIC 3108	\$1,780,000	21/10/2020

This Statement of Information was prepared on: 20/01/2021