### 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	

#### Indicative selling price

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

Range between \$2,200,000	&	\$2,400,000
---------------------------	---	-------------

#### Median sale price

Median price	\$1,520,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	26/08/2023	to	25/08/2024		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

Add	dress of comparable property	Price	Date of sale
1	25 Aberdeen Dr DONCASTER 3108	\$2,360,000	24/05/2024
2	22 Verdant Cr DONCASTER 3108	\$2,245,000	15/05/2024
3	13 Verdant Cr DONCASTER 3108	\$2,200,000	11/05/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/08/2024 13:14



# **McGrath**





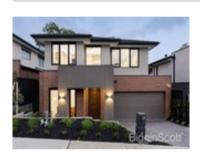




Property Type: House (Res) Land Size: 433 sqm approx **Agent Comments** 

**Indicative Selling Price** \$2,200,000 - \$2,400,000 **Median House Price** 26/08/2023 - 25/08/2024: \$1,520,000

# Comparable Properties



25 Aberdeen Dr DONCASTER 3108 (REI/VG)

**--** 5





Agent Comments

Price: \$2,360,000 Method: Private Sale Date: 24/05/2024 Property Type: House Land Size: 392 sqm approx



22 Verdant Cr DONCASTER 3108 (REI/VG)







Price: \$2,245,000 Method: Private Sale Date: 15/05/2024 Property Type: House Land Size: 372 sqm approx Agent Comments



13 Verdant Cr DONCASTER 3108 (REI/VG)





Price: \$2,200,000 Method: Auction Sale Date: 11/05/2024

Property Type: House (Res) Land Size: 416 sqm approx Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



