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

1a Hillingdon Crescent, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ing		
Range betwee	\$1,100,000		&		\$1,210,000			
Median sale p	rice							
Median price	\$1,447,500	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	756 Elgar Rd DONCASTER 3108	\$1,150,000	11/10/2024
2	18 Kandanga Gr BULLEEN 3105	\$1,095,000	28/09/2024
3	23 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,210,000	28/09/2024

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:

29/10/2024 09:09



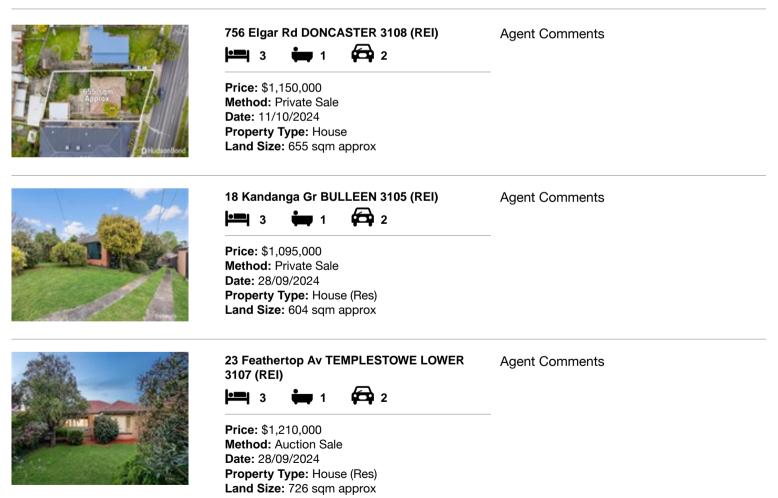






Property Type: House Land Size: 495 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price September quarter 2024: \$1,447,500

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



propertydata

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