## 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	6 Burgundy Drive, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,040,0	00 &	\$1,090,000	
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### Median sale price

Median price	\$1,447,500	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/07/2024	to	30/09/2024		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	4 Balsam St TEMPLESTOWE LOWER 3107	\$1,090,000	03/09/2024
2	31 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,181,000	27/07/2024
3	748 Elgar Rd DONCASTER 3108	\$1,150,000	23/07/2024

#### 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:	11/11/2024 14:20













Property Type: House Land Size: 642 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,040,000 - \$1,090,000 **Median House Price** September quarter 2024: \$1,447,500

# Comparable Properties



4 Balsam St TEMPLESTOWE LOWER 3107 (REI)





**Agent Comments** 

Price: \$1,090,000 Method: Private Sale Date: 03/09/2024 Property Type: House Land Size: 667 sqm approx

31 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)







**Agent Comments** 

Price: \$1,181,000 Method: Auction Sale Date: 27/07/2024

Property Type: House (Res) Land Size: 664 sqm approx



748 Elgar Rd DONCASTER 3108 (REI/VG)





**Agent Comments** 

Price: \$1,150,000 Method: Private Sale Date: 23/07/2024

Rooms: 6

Property Type: House (Res) Land Size: 685 sqm approx

Account - Barry Plant | P: 03 9842 8888





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