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

6a Carnarvon Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$990,000		&		\$1,080,0	000			
Median sale price									
Median price	\$1,050,000	Pro	operty Type	Том	nhouse		Suburb	Doncaster	
Period - From	02/12/2023	to	01/12/2024	-	Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	2c Ronald St BOX HILL NORTH 3129	\$1,191,000	02/11/2024
2	4 Fleur La DONCASTER 3108	\$1,200,000	26/06/2024
3	2/38 Frederick St DONCASTER 3108	\$1,180,000	24/06/2024

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.

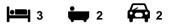
This Statement of Information was prepared on:

02/12/2024 10:08





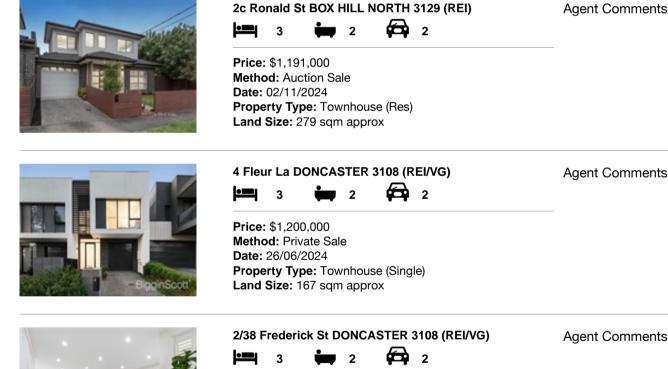




Property Type: Townhouse (Single) Agent Comments

Indicative Selling Price \$990,000 - \$1,080,000 **Median Townhouse Price** 02/12/2023 - 01/12/2024: \$1,050,000

Comparable Properties





Price: \$1,180,000 Method: Private Sale Date: 24/06/2024 Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



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