

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Harvest Court Doncaster, 3108
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Indicative selling price

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

Range between	\$900,000 & \$990,000
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Median sale price

Median price	NOT PROVIDED	Property Type	NOT PROVIDED	Suburb	DONCASTER
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Period - From	22-Sep-2021	to	21-Sep-2022	Source	realestate.com.au
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Comparable property sales

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
1	20 High Street, Doncaster	\$808,000	13-Jul-2022
2	11B Henry Street, Doncaster, Vic 3108	\$1,090,000	20-Jan-2021
3	35 Harvest Court, Doncaster, Vic 3108	\$930,000	03-Aug-2022

This statement of information was prepared on 14-Nov-2022 at 5:00:02 PM EST