

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

78 Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,120,000

&

\$1,220,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/07/2021

to

30/09/2021

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	Price	Date of sale
1	16 Flinders St BULLEEN 3105	\$1,190,500	03/07/2021
2	3 Roma Ct TEMPLESTOWE LOWER 3107	\$1,188,000	26/06/2021
3	16 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,120,000	03/07/2021

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:

22/12/2021 18:44



 3  2  2

Property Type: House

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



16 Flinders St BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$1,190,500

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 647 sqm approx



3 Roma Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,188,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 656 sqm approx

16 Fyfe Dr TEMPLESTOWE LOWER 3107 (VG) **Agent Comments**

 3  -  -

Price: \$1,120,000

Method: Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 652 sqm approx