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

162 High Street, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale pi	rice							
Median price	\$1,505,000	Pro	operty Type	Ηοι	ise		Suburb	Doncaster
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	6 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,635,000	31/10/2023
2	7 Saxon St DONCASTER 3108	\$1,560,000	12/01/2024
3	15 Glenair St TEMPLESTOWE LOWER 3107	\$1,505,000	27/01/2024

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:

06/02/2024 13:16







Property Type: Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price December quarter 2023: \$1,505,000

Comparable Properties



6 Cambridge Wynd TEMPLESTOWE LOWER Agent Comments 3107 (REI)





Price: \$1,635,000 Method: Sold Before Auction Date: 31/10/2023 Property Type: House (Res) Land Size: 676 sqm approx

7 Saxon St DONCASTER 3108 (REI)

Price: \$1,560,000 Method: Sold Before Auction Date: 12/01/2024 Property Type: House (Res) Land Size: 673 sqm approx

15 Glenair St TEMPLESTOWE LOWER 3107 (REI)

6 2



Price: \$1,505,000 Method: Auction Sale Date: 27/01/2024 Property Type: House (Res) Land Size: 767 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799





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Agent Comments

Agent Comments