

# 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

3 Brentvale Court, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,590,000

### Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster

Period - From 01/04/2024

to

30/06/2024

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	Price	Date of sale
1	172 George St DONCASTER 3108	\$1,470,000	18/06/2024
2	28 Romilly Av TEMPLESTOWE LOWER 3107	\$1,500,000	23/03/2024
3	8 Kersey PI DONCASTER 3108	\$1,750,000	21/02/2024

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:

19/08/2024 12:28



 5  2  3

**Property Type:** House (Res)

**Land Size:** 698 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,590,000

**Median House Price**

June quarter 2024: \$1,550,000

## Comparable Properties



**172 George St DONCASTER 3108 (REI)**

Agent Comments

 5  2  3

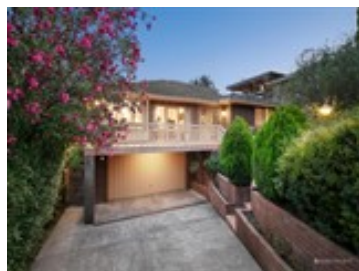
**Price:** \$1,470,000

**Method:** Private Sale

**Date:** 18/06/2024

**Property Type:** House (Res)

**Land Size:** 766 sqm approx



**28 Romilly Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 4  4  2

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 677 sqm approx



**8 Kersey PI DONCASTER 3108 (REI/VG)**

Agent Comments

 5  2  2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 21/02/2024

**Property Type:** House

**Land Size:** 764 sqm approx

**Account - Barry Plant** | P: 03 9842 8888