## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 33 Harvest Court, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$900,000		&		\$990,000			
Median sale pi	rice							
Median price	\$838,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/01/2021	to	31/03/2021		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.

Add	dress of comparable property	Price	Date of sale
1	7/46 Somerville St DONCASTER 3108	\$995,000	12/03/2021
2	47 Harvest Ct DONCASTER 3108	\$910,000	10/01/2021
3	2/9 Curlew Ct DONCASTER 3108	\$905,000	20/02/2021

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:

23/04/2021 12:10







Property Type: Town house Land Size: 204 sqm approx Agent Comments

**Indicative Selling Price** \$900,000 - \$990,000 **Median Unit Price** March guarter 2021: \$838,000

# **Comparable Properties**



7/46 Somerville St DONCASTER 3108 (REI/VG) Agent Comments



Price: \$995.000 Method: Private Sale Date: 12/03/2021 Property Type: Townhouse (Res)

47 Harvest Ct DONCASTER 3108 (VG)

Agent Comments



Price: \$910,000 Method: Sale Date: 10/01/2021 Property Type: Flat/Unit/Apartment (Res)



2/9 Curlew Ct DONCASTER 3108 (REI/VG)

Agent Comments



**2** 

Price: \$905,000 Method: Sold Before Auction Date: 20/02/2021 Property Type: Townhouse (Res)

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.