

## 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

2/138 AYR STREET DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### 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 6 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

9 RONALD AVENUE BULLEEN VIC 3105	\$1,400,000	15-Oct-22
3/6 JACANA AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,290,000	30-Sep-22
23 MILLICENT AVENUE BULLEEN VIC 3105	\$1,409,000	22-Oct-22

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 6 months.

This Statement of Information was prepared on: 07 March 2023



**9 RONALD AVENUE BULLEEN VIC 3105**

 4  3  2

Sold Price

**\$1,400,000**

Sold Date

**15-Oct-22**

Distance

**1.82km**



**3/6 JACANA AVENUE  
TEMPLESTOWE LOWER VIC 3107**

 4  3  2

Sold Price

**\$1,290,000**

Sold Date

**30-Sep-22**

Distance

**1.44km**



**23 MILLICENT AVENUE BULLEEN  
VIC 3105**

 4  3  2

Sold Price

**\$1,409,000**

Sold Date

**22-Oct-22**

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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