

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 5 Phar Lap Drive, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$900,000

&

\$990,000

Median sale price

Median price

\$1,350,000

Property Type

Townhouse

Suburb

Doncaster (3108)

Period - From

21/11/2021

to

21/11/2022

Source

Realestate

Comparable property sales

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
3/1 ARNOLD GROVE, DONCASTER VIC 3108	\$1,000,000	26/08/2022
8 DIANELLA STREET, DONCASTER VIC 3108	\$1,052,000	10/09/2022
5/4 AMAROO COURT, BOX HILL NORTH VIC 3129	\$905,000	04/08/2022

This Statement of Information was prepared on: 21/11/2022