

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

2/8 PERSIMMON COURT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see 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 Apr 2023

to

31 Mar 2024

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

5/1-3 KENNON STREET DONCASTER EAST VIC 3109

\$1,426,000

18-Nov-23

3/19 ASCOT STREET DONCASTER EAST VIC 3109

\$1,300,000

10-Feb-24

8 HOMEBUSH COURT DONCASTER EAST VIC 3109

\$1,435,000

07-Dec-23

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: 24 April 2024



**5/1-3 KENNON STREET
DONCASTER EAST VIC 3109**

 4  3  2

Sold Price

\$1,426,000

Sold Date

18-Nov-23

Distance

1.39km



**3/19 ASCOT STREET DONCASTER
EAST VIC 3109**

 4  3  2

Sold Price

\$1,300,000

Sold Date

10-Feb-24

Distance

1.77km



**8 HOMEBUSH COURT DONCASTER
EAST VIC 3109**

 4  3  2

Sold Price

\$1,435,000

Sold Date

07-Dec-23

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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