

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

1/9 Persimmon Court, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,015,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

04/11/2023

to

03/11/2024

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 | 1/37 Hertford Rd DONCASTER EAST 3109 | \$1,548,000 | 18/10/2024 |
| 2 | 3/7 Frank St DONCASTER 3108 | \$1,430,000 | 07/09/2024 |
| 3 | 1/17 Burilla Av DONCASTER 3108 | \$1,450,000 | 26/06/2024 |

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:

04/11/2024 00:45



4 2.5 2

Property Type: Townhouse

Land Size: 291 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

04/11/2023 - 03/11/2024: \$1,015,000

Comparable Properties



1/37 Hertford Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,548,000

Method: Sold Before Auction

Date: 18/10/2024

Property Type: Townhouse (Res)



3/7 Frank St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,430,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Townhouse (Res)



1/17 Burilla Av DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 26/06/2024

Property Type: Townhouse (Res)

Land Size: 306 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481