## 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 betweer	\$1,100,000		&		\$1,200,000		)		
Median sale price									
Median price	\$1,015,000	Pro	operty Type	Tow	nhouse		Suburb	Doncaster	
Period - From	04/11/2023	to	03/11/2024		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.

Ad	dress 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









**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) 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)



Price: \$1,430,000 Method: Auction Sale Date: 07/09/2024 Property Type: Townhouse (Res)



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

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Agent Comments

Agent Comments

Agent Comments

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



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