

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

23 Ada Street, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,350,000

Median sale priceMedian price

\$1,500,000

Property type

House

Suburb

Doncaster

Period - From

July 2022

to

Sept 2022

Source

Real Estate

Comparable property sales

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
1 111 Ayr Street, Doncaster	\$ 1,265,000	31/10/2022
2 5 Old Orchard Way, Doncaster	\$ 1,352,000	18/10/2022
3 11 Burgundy Drive, Doncaster	\$ 1,400,000	30/09/2022

This Statement of Information was prepared on:

16/11/2022

Comparable properties



\$1,265,000

111 Ayr Street, Doncaster, Victoria

DATE: 31/10/2022

PROPERTY TYPE: HOUSE

 3  2
 2  660 sqm



\$1,352,000

5 Old Orchard Way, Doncaster, Victoria

DATE: 18/10/2022

PROPERTY TYPE: HOUSE

 4  2
 2  670 sqm



\$1,400,000

11 Burgundy Drive, Doncaster, Victoria

DATE: 30/09/2022

PROPERTY TYPE: HOUSE

 3  3
 2  657 sqm x

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Our Difference



Average of only
21 days on market



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