

# 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

27 ADA STREET DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,505,000

Property type

House

Suburb

Doncaster

Period-from

01 Oct 2023

to

30 Sep 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

2 VINE COURT DONCASTER VIC 3108	\$1,300,000	08-May-24
34 STUDLEY STREET DONCASTER VIC 3108	\$1,260,000	22-Jun-24
48 THIELE STREET DONCASTER VIC 3108	\$1,300,000	31-Aug-24

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: 07 October 2024



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**2 VINE COURT DONCASTER VIC 3108**

Sold Price

**\$1,300,000**

Sold Date **08-May-24**

4 2 2

Distance **1.1km**



**34 STUDLEY STREET DONCASTER VIC 3108**

Sold Price

<sup>RS</sup> **\$1,260,000**

Sold Date **22-Jun-24**

4 2 2

Distance **1.27km**



**48 THIELE STREET DONCASTER VIC 3108**

Sold Price

<sup>RS</sup> **\$1,300,000** <sup>UN</sup>

Sold Date **31-Aug-24**

4 2 2

Distance **1.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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