

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 8/1 Pettys Lane, Doncaster, VIC 3108

Indicative selling price

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

Single price \$839,000 or range between &

Median sale price

Median price \$680,000 Property type Unit Suburb Doncaster
Period - From 14/04/2024 to 13/10/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	7/ 23 Carawatha Rd, Doncaster Vic	\$840,000	04/09/2024
2	309/ 19 Frederick St, Doncaster Vic	\$780,000	11/07/2024
3	506/ 642 Doncaster Rd, Doncaster Vic	\$850,000	22/04/2024

This Statement of Information was prepared on: 14/10/2024

