

# 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

1a Nathan Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,078,000 Property Type Townhouse Suburb Doncaster

Period - From 20/12/2023 to 19/12/2024 Source Property Data

### 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	2/1-3 Curlew Ct DONCASTER 3108	\$1,022,222	11/11/2024
2	5/5 Thomas Ct DONCASTER 3108	\$1,051,000	07/12/2024
3	1c Neel St DONCASTER 3108	\$1,230,000	26/10/2024

**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:

20/12/2024 10:30



 3
  2
  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
 20/12/2023 - 19/12/2024: \$1,078,000

## Comparable Properties

2/1-3 Curlew Ct DONCASTER 3108 (REI)

Agent Comments

 3
  2
  2

**Price:** \$1,022,222

**Method:**

**Date:** 11/11/2024

**Property Type:** Townhouse (Single)



5/5 Thomas Ct DONCASTER 3108 (REI)

Agent Comments

 3
  3
  2

**Price:** \$1,051,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** Townhouse (Single)



1c Neel St DONCASTER 3108 (REI)

Agent Comments

 3
  2
  2

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



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