

# 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

2 Burgundy Drive, 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,510,000 Property Type House Suburb Doncaster

Period - From 01/01/2021 to 31/12/2021 Source 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.

	Address of comparable property	Price	Date of sale
1	38 Ashford St TEMPLESTOWE LOWER 3107	\$1,300,000	02/12/2021
2	23 Killarney Rd TEMPLESTOWE LOWER 3107	\$1,288,000	29/11/2021
3	4 Lignum Ct TEMPLESTOWE LOWER 3107	\$1,230,000	15/12/2021

**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:

15/03/2022 10:21



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 718 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending December 2021: \$1,510,000

## Comparable Properties



**38 Ashford St TEMPLESTOWE LOWER 3107** **Agent Comments**  
(REI/VG)



**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 02/12/2021  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx



**23 Killarney Rd TEMPLESTOWE LOWER 3107** **Agent Comments**  
(REI/VG)



**Price:** \$1,288,000  
**Method:** Private Sale  
**Date:** 29/11/2021  
**Property Type:** House (Res)  
**Land Size:** 713 sqm approx



**4 Lignum Ct TEMPLESTOWE LOWER 3107** **Agent Comments**  
(REI/VG)



**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 15/12/2021  
**Property Type:** House (Res)  
**Land Size:** 778 sqm approx

Account - Philip Webb