Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

oliage Way, Doncaster Vic 3108
OII

Indicative selling price

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

Range between	\$1,790,000	&	\$1,900,000

Median sale price

Median price \$1,550,000	Pro	pperty Type H	ouse		Suburb	Doncaster
Period - From 14/04/2023	to	13/04/2024	So	urce	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

Address of comparable property		Price	Date of sale
1	7 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,860,000	08/12/2023
2	18 Glenfern Av DONCASTER 3108	\$1,820,000	17/01/2024
3	3 Lightwood Way DONCASTER 3108	\$1,815,000	04/01/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/04/2024 16:20



McGrath

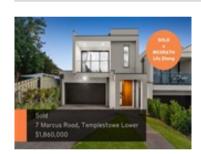




Property Type: House (Res) Agent Comments

Indicative Selling Price \$1,790,000 - \$1,900,000 Median House Price 14/04/2023 - 13/04/2024: \$1,550,000

Comparable Properties



7 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)

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Price: \$1,860,000 Method: Private Sale Date: 08/12/2023 Property Type: House Land Size: 365 sqm approx **Agent Comments**



18 Glenfern Av DONCASTER 3108 (REI)

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Price: \$1,820,000
Method: Sold After Auction

Date: 17/01/2024

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



3 Lightwood Way DONCASTER 3108 (REI/VG)

Price: \$1,815,000 **Method:** Private Sale **Date:** 04/01/2024

Property Type: House (Res) **Land Size:** 338 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



