## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$1,050,000

#### Median sale price

Median price	\$697,500	Pro	perty Type	Jnit		Suburb	Doncaster
Period - From	01/07/2024	to	30/09/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	23/3 Sovereign Point Ct DONCASTER 3108	\$910,000	23/09/2024
2	6005/2 Sovereign Point Ct DONCASTER 3108	\$1,125,000	24/07/2024
3			

#### 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:	10/12/2024 16:33



Date of sale



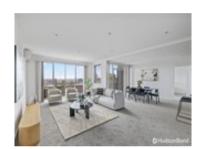




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$1,050,000 Median Unit Price September quarter 2024: \$697,500

# Comparable Properties



23/3 Sovereign Point Ct DONCASTER 3108 (REI/VG)

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Price: \$910,000 Method: Private Sale Date: 23/09/2024

Property Type: Apartment

Agent Comments



6005/2 Sovereign Point Ct DONCASTER 3108 (REI/VG)

**Price:** \$1,125,000 **Method:** Private Sale **Date:** 24/07/2024

Property Type: Apartment

Agent Comments

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.

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