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

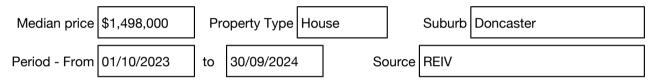
39a Coolabah Street, Doncaster Vic 3108

Indicative selling price

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Single price \$980,000

Median sale price



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	21a Wimmera St BOX HILL NORTH 3129	\$1,000,000	02/11/2024
2	12 Victoria St DONCASTER 3108	\$1,050,000	14/09/2024
3	1/732 Doncaster Rd DONCASTER 3108	\$970,000	30/06/2024

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:

09/11/2024 11:51



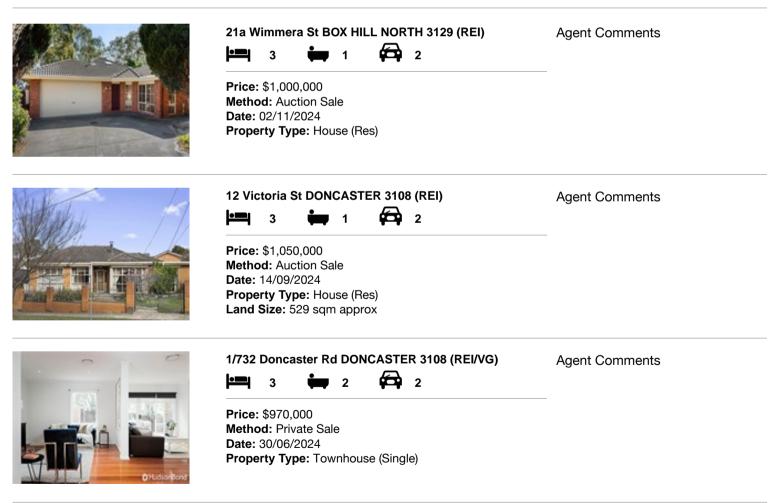






Property Type: House (Res) Land Size: 472 sqm approx Agent Comments No body corp, next to the park. Indicative Selling Price \$980,000 Median House Price Year ending September 2024: \$1,498,000

Comparable Properties



Account - The One Real Estate (AU) | P: 03 7007 5707



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