

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

121 High Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,275,000

Property Type House

Suburb Doncaster

Period - From 01/10/2019

to

30/09/2020

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	3 Tiffany Ct DONCASTER 3108	\$1,345,000	25/06/2020
2	10 Andromeda Way TEMPLESTOWE LOWER 3107	\$1,315,000	03/06/2020
3	1 Thomas Ct DONCASTER 3108	\$1,300,000	29/09/2020

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:

16/11/2020 21:39



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Property Type: House (Res)
Land Size: 1068 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending September 2020: \$1,275,000

Comparable Properties



3 Tiffany Ct DONCASTER 3108 (REI/VG)

Agent Comments

4 2 1

Price: \$1,345,000
Method: Private Sale
Date: 25/06/2020
Rooms: 6
Property Type: House
Land Size: 721 sqm approx



10 Andromeda Way TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$1,315,000
Method: Private Sale
Date: 03/06/2020
Property Type: House (Res)
Land Size: 711 sqm approx



1 Thomas Ct DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Private Sale
Date: 29/09/2020
Property Type: House
Land Size: 950 sqm approx