

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

1B Katrina Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$710,000 & \$780,000

Median sale price

Median price \$1,060,000 Property Type Townhouse Suburb Doncaster

Period - From 17/11/2021 to 16/11/2022 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	4/4 Amaroo Ct BOX HILL NORTH 3129	\$740,000	11/06/2022
2	20 High St DONCASTER 3108	\$808,000	13/07/2022
3	5/4 Amaroo Ct BOX HILL NORTH 3129	\$905,000	04/08/2022

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:

17/11/2022 10:13



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$710,000 - \$780,000

Median Townhouse Price

17/11/2021 - 16/11/2022: \$1,060,000

Comparable Properties

4/4 Amaroo Ct BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  2

Price: \$740,000

Method:

Date: 11/06/2022

Property Type: Townhouse (Single)

20 High St DONCASTER 3108 (REI)

Agent Comments

 3  3  2

Price: \$808,000

Method:

Date: 13/07/2022

Property Type: Townhouse (Single)



**5/4 Amaroo Ct BOX HILL NORTH 3129
(REI/VG)**

Agent Comments

 3  2  2

Price: \$905,000

Method: Private Sale

Date: 04/08/2022

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888