

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

3 Tiffany Court, Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,390,000

Median sale price

Median price

\$1,252,500

Property type

House

Suburb

Doncaster

Period - From

Jan'20

to

Mar'20

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 Dana Street, Doncaster	\$ 1,450,000	14/03/2020
2. 8 Rathmullen Quadrant, Doncaster	\$ 1,338,000	30/10/2019
3. 11 Koolkuna Avenue, Doncaster	\$ 1,468,000	10/12/2019

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:

25/05/2020

Comparable properties



\$1,450,000

4 Dana Street, Doncaster, Victoria

DATE: 14/03/2020

PROPERTY TYPE: House

 4
  3
 2
 769 sqm x



\$1,338,000

8 Rathmullen Quadrant, Doncaster, Victoria

DATE: 30/10/2019

PROPERTY TYPE: House

 4
  2
 4
 666 sqm



\$1,468,000

11 Koolkuna Avenue, Doncaster, Victoria

DATE: 10/12/2019

PROPERTY TYPE: House

 4
  2
 2
 817 sqm x

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