

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

33 Margot Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,060,000

Property Type Townhouse

Suburb Doncaster

Period - From 17/02/2022

to

16/02/2023

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	7 Alpine Av DONCASTER 3108	\$1,970,000	12/11/2022
2	14a Olympus Dr TEMPLESTOWE LOWER 3107	\$1,800,888	10/10/2022
3	7 Ruffey Lake Ct DONCASTER 3108	\$1,752,000	29/10/2022

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:

17/02/2023 09:59



 4  3  2

Property Type: Townhouse (Res)

Land Size: 345 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median Townhouse Price

17/02/2022 - 16/02/2023: \$1,060,000

Comparable Properties



7 Alpine Av DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,970,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 300 sqm approx



14a Olympus Dr TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  4  2

Price: \$1,800,888

Method: Private Sale

Date: 10/10/2022

Property Type: House



7 Ruffey Lake Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,752,000

Method: Auction Sale

Date: 29/10/2022

Property Type: House (Res)

Land Size: 402 sqm approx