

## 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

413/65 STABLES CIRCUIT DONCASTER VIC 3108

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,900

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

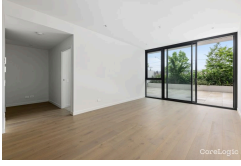
Date of sale

Address of comparable property	Price	Date of sale
113/59 STABLES CIRCUIT DONCASTER VIC 3108	\$720,000	09-Feb-23

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 6 months.

This Statement of Information was prepared on: 14 March 2024



**113/59 STABLES CIRCUIT  
DONCASTER VIC 3108**

 2  2  2

Sold Price

**\$720,000**

Sold Date **09-Feb-23**

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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