

# 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 213/65 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)

Price Range

\$590,000

&

\$649,000

### Median sale price

Median price

\$635,000

Property Type

House

Suburb

Doncaster (3108)

Period - From

06/01/2021

to

06/01/2022

Source

Real Estate

### Comparable property sales

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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
909/20 HEPBURN ROAD, DONCASTER VIC 3108	\$699,000	14/01/2022
5/35-37 FRANCESCA STREET, MONT ALBERT NORTH VIC 3129	\$678,000	21/12/2021
912/642 DONCASTER ROAD, DONCASTER VIC 3108	\$685,000	10/12/2021

This Statement of Information was prepared on: 19/01/2022