### 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	

#### Indicative selling price

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

Single price \$1,418,000

#### Median sale price

Median price	\$1,604,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/07/2023	to	30/09/2023		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

<del>A\*</del> 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

Add	dress of comparable property	Price	Date of sale
1	20 Clancys La DONCASTER 3108	\$1,420,500	03/06/2023
2	48 Margot Av DONCASTER 3108	\$1,350,000	27/08/2023
3	11 Lynnwood Pde TEMPLESTOWE LOWER 3107	\$1,338,000	29/04/2023

#### OR

В\* 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:	20/11/2023 15:44













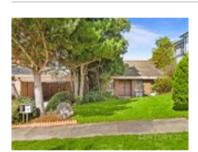
Property Type: House Land Size: 718 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,418,000 **Median House Price** 

September quarter 2023: \$1,604,000

# Comparable Properties



20 Clancys La DONCASTER 3108 (VG)





Price: \$1,420,500 Method: Sale Date: 03/06/2023

Property Type: House (Res) Land Size: 662 sqm approx

**Agent Comments** 









Price: \$1,350,000 Method: Private Sale Date: 27/08/2023

Property Type: House (Res) Land Size: 672 sqm approx

Agent Comments



11 Lynnwood Pde TEMPLESTOWE LOWER

3107 (REI/VG)

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Price: \$1,338,000 Method: Auction Sale Date: 29/04/2023

Property Type: House (Res) Land Size: 677 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



