

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 2 Julia Court, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,462,500 Property Type House Suburb Doncaster (3108)

Period - From 06/01/2021 to 06/01/2022 Source Real Estate

Comparable property sales

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
12 MENARRA STREET, DONCASTER VIC 3108	\$1,600,000	24/12/2021
13 BRAESIDE DRIVE, DONCASTER VIC 3108	\$1,602,000	11/06/2021
27 MARIANNE WAY, DONCASTER VIC 3108	\$1,580,000	22/10/2021

This Statement of Information was prepared on: 13/01/2022