

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 2/5 Hill Court, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,100,000 & \$1,150,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Doncaster (3108)

Period - From 28/02/2021 to 28/02/2022 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
65 HARVEST COURT, DONCASTER VIC 3108	\$1,145,000	13/11/2021
8 ROONEY STREET, TEMPLESTOWE LOWER VIC 3107	\$1,118,000	29/12/2021
2/4-6 BLAIR STREET, DONCASTER VIC 3108	\$1,100,000	21/03/2022

This Statement of Information was prepared on: 03/05/2022