

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

120/65 Stables Circuit, Doncaster Vic 3108

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2022

to

31/12/2022

Source REIV

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 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
1	413/57 Stables Cirt DONCASTER 3108	\$640,000	24/10/2022
2	414/57 Stables Cirt DONCASTER 3108	\$630,000	24/10/2022
3	208/65 Stables Cirt DONCASTER 3108	\$615,000	31/01/2023

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 six months.~~

This Statement of Information was prepared on:

12/04/2023 12:15



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Property Type: Apartment
Land Size: 8521 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
December quarter 2022: \$710,000

Comparable Properties

413/57 Stables Cirt DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$640,000
Method: Sale
Date: 24/10/2022
Property Type: Strata Unit/Flat

414/57 Stables Cirt DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$630,000
Method: Sale
Date: 24/10/2022
Property Type: Strata Unit/Flat



208/65 Stables Cirt DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$615,000
Method: Private Sale
Date: 31/01/2023
Property Type: Unit

Account - VICPROP