

# 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

4/8-10 Malcolm Crescent, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

### Median sale price

Median price \$1,000,000 Property Type Townhouse Suburb Doncaster

Period - From 12/07/2020 to 11/07/2021 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	3/2 Mcleod St DONCASTER 3108	\$868,888	08/04/2021
2	2/26 Kelly St DONCASTER 3108	\$900,000	26/03/2021
3	12 Saxon St DONCASTER 3108	\$946,000	20/02/2021

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:

12/07/2021 13:28

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3 2 2

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 340 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$935,000  
**Median Townhouse Price**  
12/07/2020 - 11/07/2021: \$1,000,000

## Comparable Properties



**3/2 Mcleod St DONCASTER 3108 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$868,888  
**Method:** Private Sale  
**Date:** 08/04/2021  
**Property Type:** Townhouse (Single)



**2/26 Kelly St DONCASTER 3108 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 26/03/2021  
**Property Type:** Townhouse (Res)



**12 Saxon St DONCASTER 3108 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$946,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 183 sqm approx