

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

2/7-9 Hampshire Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,117,500

Property Type

Townhouse

Suburb

Doncaster

Period - From

27/09/2022

to

26/09/2023

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	1/36 Roderick St DONCASTER EAST 3109	\$1,213,140	06/05/2023
2	5/1 Kelly St DONCASTER 3108	\$1,200,000	19/05/2023
3	32 Mitchell St DONCASTER EAST 3109	\$1,200,000	08/07/2023

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:

27/09/2023 22:11



4 2 2

Property Type: Townhouse (Res)

Land Size: 285 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

27/09/2022 - 26/09/2023: \$1,117,500

Comparable Properties



1/36 Roderick St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,213,140

Method: Auction Sale

Date: 06/05/2023

Property Type: Townhouse (Res)



5/1 Kelly St DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,200,000

Method: Private Sale

Date: 19/05/2023

Property Type: Townhouse (Single)

32 Mitchell St DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,200,000

Method: Auction Sale

Date: 08/07/2023

Property Type: Townhouse (Res)