

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

10 Howard Court, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,279,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Doncaster

Period - From

10/03/2022

to

09/03/2023

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	35 Caringal Av DONCASTER 3108	\$1,270,000	23/12/2022
2	341 George St DONCASTER 3108	\$1,260,000	26/11/2022
3	53 Caringal Av DONCASTER 3108	\$1,250,000	02/12/2022

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:

10/03/2023 09:30



4 3 2

Property Type: House

Land Size: 699 sqm approx

Agent Comments

Comparable Properties



35 Caringal Av DONCASTER 3108 (VG)

Agent Comments

4 - -

Price: \$1,270,000

Method: Sale

Date: 23/12/2022

Property Type: House (Res)

Land Size: 723 sqm approx



341 George St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 3

Price: \$1,260,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House (Res)

Land Size: 753 sqm approx



53 Caringal Av DONCASTER 3108 (REI/VG)

Agent Comments

6 3 1

Price: \$1,250,000

Method: Private Sale

Date: 02/12/2022

Property Type: House

Land Size: 782 sqm approx