Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 18 Harvest Court, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$860,000								
Median sale p	rice								
Median price	\$697,500	Pro	Property Type Unit			Suburb	Doncaster		
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3/6 Hill Ct DONCASTER 3108	\$810,000	22/11/2024
2	2 Harvest Ct DONCASTER 3108	\$842,000	13/08/2024
3	76 Harvest Ct DONCASTER 3108	\$870,000	25/06/2024

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:

16/12/2024 14:55









Property Type: Unit Agent Comments

Indicative Selling Price \$860,000 Median Unit Price September quarter 2024: \$697,500

Comparable Properties



3/6 Hill Ct DONCASTER 3108 (REI) 3
2
2
2

Price: \$810,000 Method: Private Sale Date: 22/11/2024 Property Type: Townhouse (Res) Land Size: 224 sqm approx

2 Harvest Ct DONCASTER 3108 (VG)

1 - 1 - **1**

Agent Comments

Agent Comments

Price: \$842,000 Method: Sale Date: 13/08/2024 Property Type: Flat/Unit/Apartment (Res)



76 Harvest Ct DONCASTER 3108 (REI/VG)

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Agent Comments

Price: \$870,000 Method: Sold Before Auction Date: 25/06/2024 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



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