

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

131 Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2022

to

30/09/2022

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	37 Rooney St TEMPLESTOWE LOWER 3107	\$1,260,000	25/08/2022
2	20 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,160,000	27/08/2022
3	39 Nirvana Cr BULLEEN 3105	\$1,100,000	29/09/2022

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:

29/10/2022 12:27



 3
  1
  2

Property Type: House
Land Size: 724 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 September quarter 2022: \$1,400,000

Comparable Properties



37 Rooney St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3
  2
  2

Price: \$1,260,000
Method: Private Sale
Date: 25/08/2022
Property Type: House
Land Size: 741 sqm approx



20 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4
  2
  2

Price: \$1,160,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 660 sqm approx



39 Nirvana Cr BULLEEN 3105 (REI)

Agent Comments

 3
  1
  2

Price: \$1,100,000
Method: Private Sale
Date: 29/09/2022
Property Type: House (Res)
Land Size: 666 sqm approx