

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

1/32 Outlook Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,135,000 Property Type Townhouse Suburb Doncaster

Period - From 05/10/2022 to 04/10/2023 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	2/4 Gedye St DONCASTER EAST 3109	\$973,000	16/09/2023
2	13 Pleasant Av DONCASTER 3108	\$950,000	07/08/2023
3	1/32 Franklin Rd DONCASTER EAST 3109	\$900,000	24/07/2023

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:

05/10/2023 19:11

Annabelle Feng

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Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

05/10/2022 - 04/10/2023: \$1,135,000



3 2 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2/4 Gedye St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$973,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit



13 Pleasant Av DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 07/08/2023

Property Type: Townhouse (Single)



1/32 Franklin Rd DONCASTER EAST 3109 (VG) Agent Comments

3 - -

Price: \$900,000

Method: Sale

Date: 24/07/2023

Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088