

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2/46 Victoria Street Doncaster, 3108
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price	\$950,000
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### Median sale price

Median price	\$1,020,000	Property Type	NOT PROVIDED	Suburb	DONCASTER
Period - From	22-Sep-2021	to	21-Sep-2022	Source	realestate.com.au

### Comparable property sales

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	3/2 Malcolm Crescent, Doncaster, Vic 3108	\$840,000	01-Aug-2022
2	1/17 Victoria Street, Doncaster, Vic 3108	\$718,000	21-Oct-2022
3	1/8 Mervyn Street, Doncaster, Vic 3108	\$981,000	30-Jul-2022

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