

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

3/3 Hanke Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,080,000

&

\$1,130,000

Median sale price

Median price \$697,500

Property Type Unit

Suburb Doncaster

Period - From 01/07/2024

to

30/09/2024

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	2/36 Frederick St DONCASTER 3108	\$1,008,000	14/08/2024
2	17/65 Turana St DONCASTER 3108	\$920,000	19/09/2024
3	2/6 Boyd St DONCASTER 3108	\$1,170,000	27/04/2024

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:

17/10/2024 17:17



 4  3  2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,130,000
Median Unit Price
September quarter 2024: \$697,500

Comparable Properties

2/36 Frederick St DONCASTER 3108 (REI) Agent Comments

 4  3  2

Price: \$1,008,000
Method:
Date: 14/08/2024
Property Type: Townhouse (Single)

17/65 Turana St DONCASTER 3108 (REI) Agent Comments

 3  2  2

Price: \$920,000
Method: Private Sale
Date: 19/09/2024
Property Type: Townhouse (Single)



2/6 Boyd St DONCASTER 3108 (REI/VG) Agent Comments

 3  2  2

Price: \$1,170,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888