

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

22 Verdant Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,250,000

&

\$2,350,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster

Period - From 01/01/2023

to

31/12/2023

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	6 Stables Cirt DONCASTER 3108	\$2,338,000	10/10/2023
2	3 Heritage Blvd DONCASTER 3108	\$2,330,000	28/09/2023
3	17 Heritage Blvd DONCASTER 3108	\$2,308,000	02/09/2023

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:

05/02/2024 18:20



Property Type: House

Agent Comments

Comparable Properties



6 Stables Court DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$2,338,000

Method: Private Sale

Date: 10/10/2023

Property Type: House

Land Size: 350 sqm approx



3 Heritage Blvd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$2,330,000

Method: Private Sale

Date: 28/09/2023

Property Type: House

Land Size: 367 sqm approx



17 Heritage Blvd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$2,308,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 416 sqm approx