

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

32A Stanton Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,022,222

Property Type Townhouse

Suburb Doncaster

Period - From 18/11/2023

to

17/11/2024

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	3/3 Hanke Rd DONCASTER 3108	\$1,092,000	15/11/2024
2	5/6 Gilmore Rd DONCASTER 3108	\$1,088,000	25/10/2024
3	6/22 Bayley Gr DONCASTER 3108	\$1,150,000	26/07/2024

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:

18/11/2024 18:20



4 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
18/11/2023 - 17/11/2024: \$1,022,222

Comparable Properties



3/3 Hanke Rd DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,092,000
Method: Private Sale
Date: 15/11/2024
Property Type: Townhouse (Single)



5/6 Gilmore Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,088,000
Method: Sold Before Auction
Date: 25/10/2024
Property Type: Townhouse (Res)



6/22 Bayley Gr DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,150,000
Method: Private Sale
Date: 26/07/2024
Property Type: Townhouse (Single)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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