

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

108 Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,209,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2022

to

30/09/2022

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	14 Bruce St BULLEEN 3105	\$1,320,000	19/11/2022
2	8 Virginia Ct BULLEEN 3105	\$1,285,000	19/11/2022
3	111 Ayr St DONCASTER 3108	\$1,265,000	31/10/2022

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:

21/11/2022 14:29



 4  2  2

Property Type: House
Land Size: 749 sqm approx
Agent Comments

Indicative Selling Price
\$1,209,000
Median House Price
September quarter 2022: \$1,400,000

Comparable Properties



14 Bruce St BULLEEN 3105 (REI)

Agent Comments

 4  2  1

Price: \$1,320,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 736 sqm approx



8 Virginia Ct BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,285,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 658 sqm approx



111 Ayr St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,265,000
Method: Private Sale
Date: 31/10/2022
Property Type: House
Land Size: 655 sqm approx