

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

14/450 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2023 to 30/09/2023 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	4/15 Melaleuca Av TEMPLESTOWE LOWER 3107	\$697,000	26/05/2023
2	5/736 Doncaster Rd DONCASTER 3108	\$685,000	02/10/2023
3			

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:

03/11/2023 12:55



 2  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

September quarter 2023: \$680,000

Comparable Properties



**4/15 Melaleuca Av TEMPLESTOWE LOWER
3107 (REI/VG)**

Agent Comments

 2  1  1

Price: \$697,000

Method: Private Sale

Date: 26/05/2023

Property Type: Townhouse (Single)



5/736 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$685,000

Method: Private Sale

Date: 02/10/2023

Property Type: Townhouse (Single)

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199