# 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

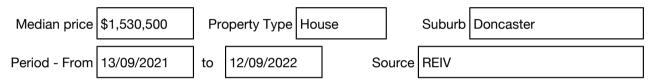
161 High Street, Doncaster Vic 3108

### Indicative selling price

	For the meaning of this price see consumer.vic.gov.a	u/underquoting
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Single price \$1,112,000

#### Median sale price



# 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.

Ado	dress of comparable property	Price	Date of sale
1	4 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,110,000	23/06/2022
2	89 Hodgson St TEMPLESTOWE LOWER 3107	\$1,080,000	02/09/2022
3	154 Thompsons Rd BULLEEN 3105	\$1,011,000	30/07/2022

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:

13/09/2022 10:17



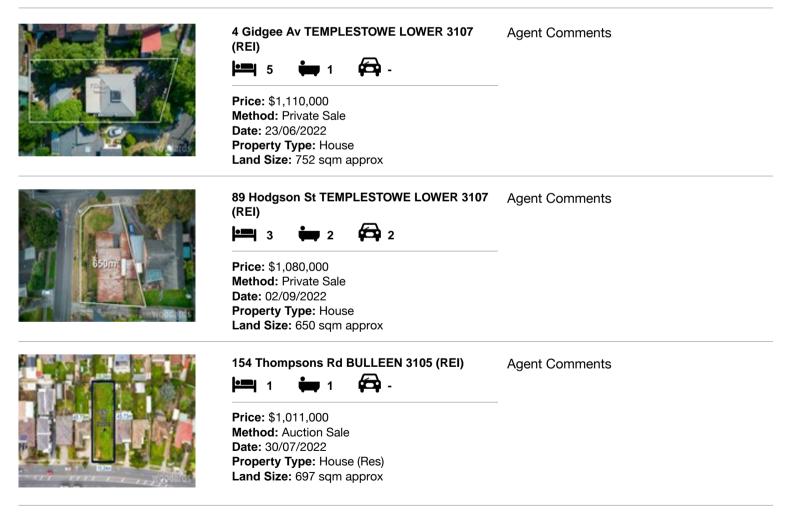






Rooms: 7 Property Type: House (Res) Land Size: 733 sqm approx Agent Comments Indicative Selling Price \$1,112,000 Median House Price 13/09/2021 - 12/09/2022: \$1,530,500

# **Comparable Properties**



#### Account - Philip Webb



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