

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

12 Harcourt Street Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,480,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,329,000

Property type

House

Suburb

Doncaster

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

33 Anthony Avenue Doncaster VIC 3108	\$1,526,000	29-May-21
15 Walker Street Doncaster VIC 3108	\$1,600,000	16-Mar-21
21 Pettys Lane Doncaster VIC 3108	\$1,510,000	06-Feb-21

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 6 months.~~

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PhilipWebb

sean kalaki

M 0450695355

E sean.kalaki@philipwebb.com.au



33 Anthony Avenue Doncaster VIC 3108

Sold Price

^{RS}

\$1,526,000

Sold Date

29-May-21

4 3 2

Distance

1.65km



15 Walker Street Doncaster VIC 3108

Sold Price

\$1,600,000

Sold Date

16-Mar-21

4 2 1

Distance

1.5km



21 Pettys Lane Doncaster VIC 3108

Sold Price

^{RS}

\$1,510,000

Sold Date

06-Feb-21

2 1 2

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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