

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

2/8 Persimmon Court, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,180,000

&

\$1,290,000

Median sale price

Median price

\$1,569,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2023

to

30/06/2024

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	14 Rubicon Cr DONCASTER 3108	\$1,270,000	14/09/2024
2	1/57-59 Whittens La DONCASTER 3108	\$1,275,000	07/09/2024
3	48 Thiele St DONCASTER 3108	\$1,300,000	31/08/2024

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:

23/09/2024 12:52



4 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,290,000
Median House Price
Year ending June 2024: \$1,569,000

Comparable Properties



14 Rubicon Cr DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,270,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 660 sqm approx



1/57-59 Whittens La DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,275,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Townhouse (Res)



48 Thiele St DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 700 sqm approx

Account - Gem Realty



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