

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 303/59 Stables Circuit, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$790,000

&

\$850,000

Median sale price

Median price

\$539,000

Property Type

Apartment

Suburb

Doncaster (3108)

Period - From

30/01/2022

to

30/01/2023

Source

Realestate

Comparable property sales

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
6 COOLABAH STREET, DONCASTER VIC 3108	\$837,000	10/12/2022
111/9 WILLIAMSONS ROAD, DONCASTER VIC 3108	\$832,000	23/11/2022
2/747-749 ELGAR ROAD, DONCASTER VIC 3108	\$800,000	28/11/2022

This Statement of Information was prepared on: 30/01/2023