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	32 Margot Avenue, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,350,000	&	\$1,470,000
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Median sale price

Median price	\$1,505,000	Pro	perty Type H	louse		Suburb	Doncaster
Period - From	01/01/2022	to	31/03/2022		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

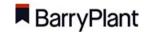
Add	dress of comparable property	Price	Date of sale
1	22 Brendan Av DONCASTER 3108	\$1,375,000	08/05/2022
2	40 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,450,000	30/04/2022
3	8 Margot Av DONCASTER 3108	\$1,350,000	03/02/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/05/2022 15:10





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Indicative Selling Price \$1,350,000 - \$1,470,000 **Median House Price**

March quarter 2022: \$1,505,000





Property Type: House Land Size: 696 sqm approx

Agent Comments

Comparable Properties



22 Brendan Av DONCASTER 3108 (REI)



Price: \$1,375,000 Method: Private Sale Date: 08/05/2022

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments



40 Eucalypt Av TEMPLESTOWE LOWER 3107

(REI)





Price: \$1,450,000 Method: Auction Sale Date: 30/04/2022

Property Type: House (Res) Land Size: 664 sqm approx

Agent Comments



8 Margot Av DONCASTER 3108 (REI)



Price: \$1,350,000 Method: Private Sale Date: 03/02/2022 Property Type: House Agent Comments

Account - Barry Plant | P: 03 9842 8888



