

# 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

32 Margot Avenue, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,470,000

### Median sale price

Median price \$1,505,000 Property Type House 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	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 comparable properties 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

Todd Lucas  
03 9842 8888  
0401 941 210  
tlucas@barryplant.com.au



 4  2  2

**Property Type:** House  
**Land Size:** 696 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,470,000  
**Median House Price**  
March quarter 2022: \$1,505,000

## Comparable Properties



**22 Brendan Av DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,375,000  
**Method:** Private Sale  
**Date:** 08/05/2022  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



**40 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 30/04/2022  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**8 Margot Av DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  2

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