

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

7 Kersey Place 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,252,800

Property type

House

Suburb

Doncaster

Period-from

01 May 2019

to

30 Apr 2020

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

18 Ballamore Crescent Doncaster VIC 3108	\$1,500,000	20-Nov-19
44 Henry Street Doncaster VIC 3108	\$1,600,000	16-Jan-20
49 Lawanna Drive Templestowe VIC 3106	\$1,455,000	07-Dec-19

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.~~

This Statement of Information was prepared on: 21 May 2020



18 Ballamore Crescent Doncaster VIC 3108

 4
  3
  2

Sold Price

\$1,500,000

Sold Date

20-Nov-19

Distance

0.19km


44 Henry Street Doncaster VIC 3108

 5
  3
  2

Sold Price

\$1,600,000

Sold Date

16-Jan-20

Distance

0.58km


49 Lawanna Drive Templestowe VIC 3106

 5
  2
  2

Sold Price

\$1,455,000

Sold Date

07-Dec-19

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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