

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 Citrus Court, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2022

to

30/09/2023

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	74 Whittens La DONCASTER 3108	\$1,331,500	05/08/2023
2	11 Benbrook Av MONT ALBERT NORTH 3129	\$1,300,000	19/07/2023
3	30 Timber Ridg DONCASTER 3108	\$1,234,000	15/07/2023

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:

01/12/2023 14:40



4 1 2

Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending September 2023: \$1,550,000

Comparable Properties



74 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,331,500
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 730 sqm approx



11 Benbrook Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 1 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 19/07/2023
Property Type: House (Res)
Land Size: 627 sqm approx

30 Timber Ridg DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$1,234,000
Method: Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 738 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088