Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7 Citrus Court, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ade	dress 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



RT Edgar





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)



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 Agent Comments (REI/VG)



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

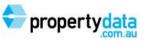
Agent Comments



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





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