

## 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 5 Old Orchard Way**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$ 1,380,000

**Median sale price**

Median price \$1,400,000

Property type House

Suburb Doncaster

Period - From July 2022

to

Sept 2022

Source R/E

**Comparable property sales**

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 11 Burgundy Drive, Doncaster	\$ 1,400,000	30/09/2022
2 13 Brandan Avenue, Doncaster	\$ 1,290,000	29/09/2022
3 41 Timber Ridge, Doncaster	\$ 1,382,000	27/08/2022

This Statement of Information was prepared on: 10/10/2022

## Comparable properties



**\$1,400,000**

11 Burgundy Drive, Doncaster, Victoria

DATE: 30/09/2022

PROPERTY TYPE: HOUSE



3



3



2



657 sqm



**\$1,290,000**

13 Brandan Avenue, Doncaster, Victoria

DATE: 29/09/2022

PROPERTY TYPE: HOUSE



4



2



2



686 sqm



**\$1,382,000**

41 Timber Ridge, Doncaster, Victoria

DATE: 27/08/2022

PROPERTY TYPE: HOUSE



4



2



2



757 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee