

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

8 Ambrose Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Doncaster

Period - From 01/10/2022

to 31/12/2022

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	18 Tristania St DONCASTER EAST 3109	\$1,421,000	28/01/2023
2	8 Gifford Rd DONCASTER 3108	\$1,401,500	19/11/2022
3	15 Daly St DONCASTER EAST 3109	\$1,390,000	01/10/2022

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:

28/02/2023 15:13

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 3  1  2

Property Type: House
Land Size: 770 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median House Price
December quarter 2022: \$1,425,000

Comparable Properties



18 Tristania St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  1  2

Price: \$1,421,000
Method: Auction Sale
Date: 28/01/2023
Property Type: House (Res)
Land Size: 725 sqm approx



8 Gifford Rd DONCASTER 3108 (REI) **Agent Comments**

 3  1  2

Price: \$1,401,500
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 731 sqm approx



15 Daly St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,390,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 772 sqm approx