

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 Stables Circuit, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,462,500 Property Type House Suburb Doncaster (3108)

Period - From 06/01/2021 to 06/01/2022 Source Real Estate

Comparable property sales

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
42 AUBURN CRESCENT, DONCASTER VIC 3108	\$2,350,000	02/12/2021
19 VALDA AVENUE, MONT ALBERT NORTH VIC 3129	\$2,206,500	27/11/2021
1 Madeleine Street, Doncaster	\$2,218,800	03/12/2021

This Statement of Information was prepared on: 28/01/2022