

# 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 Terence Court, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,760,000

### 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	71 Turana St DONCASTER 3108	\$1,618,000	29/03/2023
2	38 High St DONCASTER 3108	\$1,610,000	23/12/2022
3			

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:

05/04/2023 15:14



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 719 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,600,000 - \$1,760,000  
**Median House Price**  
 December quarter 2022: \$1,425,000

## Comparable Properties



**71 Turana St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,618,000  
**Method:** Private Sale  
**Date:** 29/03/2023  
**Property Type:** House  
**Land Size:** 649 sqm approx



**38 High St DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$1,610,000  
**Method:** Private Sale  
**Date:** 23/12/2022  
**Property Type:** House  
**Land Size:** 678 sqm approx

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.

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