

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

4/1 Hill Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,015,000 Property Type Townhouse Suburb Doncaster

Period - From 25/06/2020 to 24/06/2021 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	2/7 Daly St DONCASTER EAST 3109	\$962,500	27/03/2021
2	2/135 High St DONCASTER 3108	\$925,000	27/03/2021
3	2/26 Kelly St DONCASTER 3108	\$900,000	26/03/2021

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:

25/06/2021 10:09



 3  3  2

Property Type: Townhouse

Land Size: 182 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$968,000

Median Townhouse Price

25/06/2020 - 24/06/2021: \$1,015,000

Comparable Properties

2/7 Daly St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  2  2

Price: \$962,500

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)



2/135 High St DONCASTER 3108 (REI/VG) **Agent Comments**

 3  2  2

Price: \$925,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)

Land Size: 197 sqm approx



2/26 Kelly St DONCASTER 3108 (REI) **Agent Comments**

 3  2  2

Price: \$900,000

Method: Auction Sale

Date: 26/03/2021

Property Type: Townhouse (Res)