

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

133 AYR STREET DONCASTER VIC 3108

Indicative selling price

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

Single Price

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,551,000

Property type

House

Suburb

Doncaster

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

166 AYR STREET DONCASTER VIC 3108	1300000	20-Jul-24
186 THOMPSONS ROAD BULLEEN VIC 3105	1350000	28-Apr-24
27 GIDGEE AVENUE TEMPLESTOWE LOWER VIC 3107	1335000	27-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 03 August 2024



166 AYR STREET DONCASTER VIC 3108

Sold Price

^{RS} **1300000** Sold Date **20-Jul-24**

3 2 1

Distance -



186 THOMPSONS ROAD BULLEEN VIC 3105

Sold Price

1350000 Sold Date **28-Apr-24**

4 3 2

Distance **0.71km**



**27 GIDGEE AVENUE
TEMPLESTOWE LOWER VIC 3107**

Sold Price

^{RS} **1335000** Sold Date **27-Jul-24**

4 2 1

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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