

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 14 Verdant Crescent, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,545,000 Property Type Townhouse Suburb Doncaster (3108)

Period - From 25/11/2021 to 25/11/2022 Source Realestate

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
5 CELLAR WAY, DONCASTER VIC 3108	\$1,460,000	19/11/2022
3/2 IRENE COURT, DONCASTER VIC 3108	\$1,450,000	08/07/2022
2A Monaco St Doncaster	\$1,650,000	25/06/2022

This Statement of Information was prepared on: 30/11/2022