Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	ale
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Address	47 Stables Circuit, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$838,000	Pro	perty Type	Unit		Suburb	Doncaster
Period - From	01/01/2021	to	31/03/2021		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

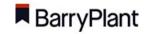
Add	dress of comparable property	Price	Date of sale
1	3/2 Ada St DONCASTER 3108	\$760,000	22/04/2021
2	3/15 Monaco St DONCASTER 3108	\$736,888	17/02/2021
3	3/15 Melaleuca Av TEMPLESTOWE LOWER 3107	\$710,000	11/01/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/06/2021 10:23













Property Type: Townhouse

Land Size: 166 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** March quarter 2021: \$838,000

Comparable Properties



3/2 Ada St DONCASTER 3108 (REI)





Price: \$760,000

Method: Sold Before Auction

Date: 22/04/2021

Property Type: Townhouse (Res)

Agent Comments



3/15 Monaco St DONCASTER 3108 (REI/VG)

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Agent Comments

Price: \$736,888 Method: Private Sale Date: 17/02/2021

Property Type: Townhouse (Res)



3/15 Melaleuca Av TEMPLESTOWE LOWER

3107 (REI/VG)

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Price: \$710,000 Method: Private Sale Date: 11/01/2021 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9842 8888



