

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

47 Stables Circuit, Doncaster Vic 3108

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$838,000

Property 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	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 comparable properties 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



 2  2  1

Property Type: Townhouse
(Single)
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)

Agent Comments

 2  2  1

Price: \$760,000
Method: Sold Before Auction
Date: 22/04/2021
Property Type: Townhouse (Res)



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

Agent Comments

 2  2  2

Price: \$736,888
Method: Private Sale
Date: 17/02/2021
Property Type: Townhouse (Res)



3/15 Melaleuca Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 2  2  1

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