

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

22a Philip Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,498,000 Property Type House Suburb Doncaster

Period - From 01/10/2023 to 30/09/2024 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	27 Glenda St DONCASTER 3108	\$2,100,000	26/10/2024
2	36 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,930,000	17/08/2024
3	10A Dingley St TEMPLESTOWE LOWER 3107	\$1,941,000	20/07/2024

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:

03/12/2024 15:09



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending September 2024: \$1,498,000

Comparable Properties



27 Glenda St DONCASTER 3108 (REI)

Agent Comments

4 4 2

Price: \$2,100,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 400 sqm approx



36 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,930,000

Method: Auction Sale

Date: 17/08/2024

Property Type: House (Res)

Land Size: 355 sqm approx



10A Dingley St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 4 2

Price: \$1,941,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Townhouse (Res)

Land Size: 378 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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