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 betweer	\$1,800,000		&		\$1,900,000					
Median sale p	rice									
Median price	\$1,498,000	Pro	operty Type	Hou	se		Suburb	Doncaster		
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	dress 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



McGrath

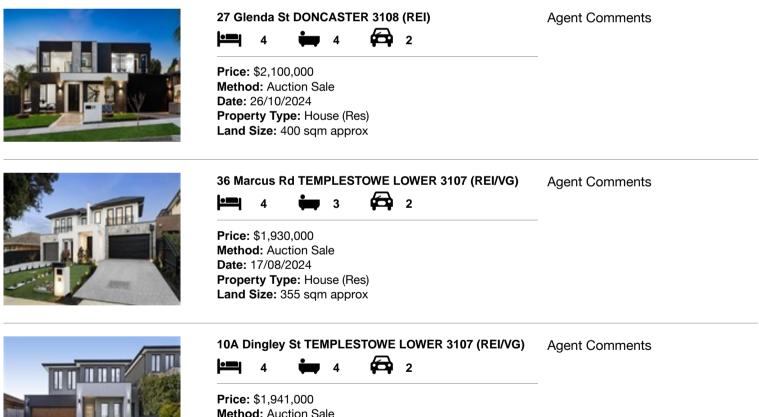




Property Type: House Agent Comments

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price Year ending September 2024: \$1,498,000

Comparable Properties



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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