

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 12 Vintage Avenue, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,800,000 & \$1,880,000

Median sale price

Median price \$1,498,000 Property Type House Suburb Doncaster (3108)

Period - From 01/10/2023 to 30/09/2024 Source REIV

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
18A CORELLA STREET, DONCASTER VIC 3108	\$1,815,000	24/09/2024
24 MARGARET STREET, BOX HILL VIC 3128	\$1,840,000	23/09/2024
16 COOTAMUNDRA CRESCENT, BLACKBURN VIC 3130	\$1,885,000	21/09/2024

This Statement of Information was prepared on: 18/11/2024