#### 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	

#### Indicative selling price

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

Single price \$860,000

#### Median sale price

Median price	\$697,500	Pro	perty Type Uni	t		Suburb	Doncaster
Period - From	01/07/2024	to	30/09/2024	So	ource	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	3/6 Hill Ct DONCASTER 3108	\$810,000	22/11/2024
2	2 Harvest Ct DONCASTER 3108	\$842,000	13/08/2024
3	76 Harvest Ct DONCASTER 3108	\$870,000	25/06/2024

#### 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:	16/12/2024 14:55









Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$860,000 **Median Unit Price** September quarter 2024: \$697,500

## Comparable Properties



3/6 Hill Ct DONCASTER 3108 (REI)

**Agent Comments** 

Price: \$810,000 Method: Private Sale Date: 22/11/2024

Property Type: Townhouse (Res) Land Size: 224 sqm approx

2 Harvest Ct DONCASTER 3108 (VG)



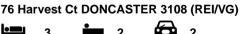


**Agent Comments** 

Price: \$842,000 Method: Sale Date: 13/08/2024

Property Type: Flat/Unit/Apartment (Res)





Price: \$870,000

Method: Sold Before Auction

Date: 25/06/2024

Property Type: Townhouse (Res)

**Agent Comments** 

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