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

2/47 Long Valley Way, Doncaster Vic 3108

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

| Median price | $1,078,000 | Property Type | Townhouse | Suburb | Doncaster |

| Period - From | 17/12/2023 | to | 16/12/2024 | Source | Property Data |

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	4/9 Long Valley Way DONCASTER EAST 3109	$982,000	13/11/2024
2	2/12 Glenmanor Cl TEMPLESTOWE 3106	$1,026,000	02/11/2024
3	2/1 Nartanda Ct DONCASTER EAST 3109	$985,000	24/06/2024

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: 17/12/2024 11:59

CONSUMER AFFAIRS VICTORIA

2/47 Long Valley Way, Doncaster Vic 3108

🛏   🛁   🚗

Property Type:

Agent Comments

Comparable Properties

4/9 Long Valley Way DONCASTER EAST 3109 (REI)

🛏 3   🛁 2   🚗 2

Price: $982,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: Townhouse (Res)

Agent Comments

2/12 Glenmanor Cl TEMPLESTOWE 3106 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,026,000
Method: Auction Sale
Date: 02/11/2024
Property Type: Townhouse (Res)
Land Size: 269 sqm approx

Agent Comments

2/1 Nartanda Ct DONCASTER EAST 3109 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $985,000
Method: Sold Before Auction
Date: 24/06/2024
Property Type: Townhouse (Res)

Agent Comments

Account - McGrath Doncaster | P: 03 8822 6188