

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 1/138 AYR STREET, DONCASTER VIC 3108 1/138 Ayr Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,580,000 Property Type Townhouse Suburb Doncaster (3108)

Period - From 18/09/2022 to 18/09/2023 Source Realestate

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
1/1 JOYCE COURT, DONCASTER VIC 3108	\$1,357,000	21/01/2023
5A DION STREET, DONCASTER VIC 3108	\$1,390,000	20/03/2023
2/1 JOYCE COURT, DONCASTER VIC 3108	\$1,280,000	17/06/2023

This Statement of Information was prepared on: 18/09/2023