## 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 Ada Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$880,000		&		\$930,000					
Median sale pr	rice									
Median price	\$1,565,000	Pro	operty Type	Hou	se		Suburb	Doncaster		
Period - From	01/01/2024	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	33 Frederick St DONCASTER 3108	\$1,060,000	24/02/2024
2	1/15 Whittens La DONCASTER 3108	\$960,000	02/03/2024
3	2/2 Malcolm Cr DONCASTER 3108	\$780,000	25/11/2023

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:

31/05/2024 14:21









Rooms: 2 Property Type: House Land Size: 313 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$930,000 Median House Price March quarter 2024: \$1,565,000

# **Comparable Properties**



33 Frederick St DONCASTER 3108 (REI/VG)



Price: \$1,060,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 321 sqm approx

1/15 Whittens La DONCASTER 3108 (REI)

**6** 2

Agent Comments

Agent Comments

Agent Comments



Price: \$960,000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit Land Size: 341 sqm approx

**-** 3



2/2 Malcolm Cr DONCASTER 3108 (REI/VG)



Price: \$780,000 Method: Auction Sale Date: 25/11/2023 Property Type: Unit Land Size: 242 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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