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

10a Hampshire Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,200,0	000			
Median sale p	rice								
Median price	\$1,100,000	Pro	operty Type	Том	nhouse		Suburb	Doncaster	
Period - From	18/04/2023	to	17/04/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	2 Furlong La DONCASTER 3108	\$2,218,000	26/02/2024
2	5a Kalimna Cr DONCASTER 3108	\$1,982,000	03/01/2024
3	2/11 Wilma Ct DONCASTER 3108	\$1,910,000	20/10/2023

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:

18/04/2024 16:37







Property Type: Townhouse **Land Size:** 328 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median Townhouse Price 18/04/2023 - 17/04/2024: \$1,100,000

Comparable Properties





2 Furlong La DONCASTER 3108 (REI)



Price: \$2,218,000 Method: Private Sale Date: 26/02/2024 Property Type: House

5a Kalimna Cr DONCASTER 3108 (VG)

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Price: \$1,982,000 Method: Sale Date: 03/01/2024 Property Type: House - Attached House N.E.C. Land Size: 362 sqm approx

6 -



2/11 Wilma Ct DONCASTER 3108 (REI/VG)



Price: \$1,910,000 Method: Private Sale Date: 20/10/2023 Property Type: Townhouse (Single) Agent Comments

Agent Comments

Agent Comments

Account - Barry Plant | P: 03 9842 8888



property
data

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