

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 between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,100,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

18/04/2023

to

17/04/2024

Source

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	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

 4  2  2

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)

[Agent Comments](#)

 5  3  2

Price: \$2,218,000

Method: Private Sale

Date: 26/02/2024

Property Type: House



5a Kalimna Cr DONCASTER 3108 (VG)

[Agent Comments](#)

 5  -  -

Price: \$1,982,000

Method: Sale

Date: 03/01/2024

Property Type: House - Attached House N.E.C.

Land Size: 362 sqm approx



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

[Agent Comments](#)

 5  3  2

Price: \$1,910,000

Method: Private Sale

Date: 20/10/2023

Property Type: Townhouse (Single)