Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	12 Moselle Court, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000
-			

Median sale price

Median price	\$1,595,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/04/2023	to	30/06/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	43 Somerville St DONCASTER 3108	\$1,800,666	25/07/2023
2	24 Soderlund Dr DONCASTER 3108	\$1,538,000	30/03/2023
3	15 The Boulevarde DONCASTER 3108	\$1,490,000	19/08/2023

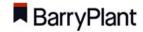
OR

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:	05/10/2023 13:47



Date of sale









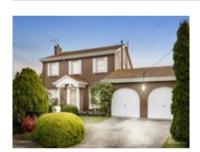


Property Type: House Land Size: 659 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price** June quarter 2023: \$1,595,000

Comparable Properties



43 Somerville St DONCASTER 3108 (REI)





Price: \$1,800,666

Method: Sold Before Auction

Date: 25/07/2023

Property Type: House (Res) Land Size: 676 sqm approx

Agent Comments



24 Soderlund Dr DONCASTER 3108 (VG)





Price: \$1,538,000 Method: Sale Date: 30/03/2023

Property Type: House (Res) Land Size: 691 sqm approx

Agent Comments



15 The Boulevarde DONCASTER 3108 (REI)





Price: \$1,490,000 Method: Auction Sale Date: 19/08/2023

Property Type: House (Res) Land Size: 667 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



