# 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

12 Vintage Avenue, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$2,400,000		&		\$2,500,000					
Median sale p	rice									
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Doncaster		
Period - From	01/01/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	2 Furlong La DONCASTER 3108	\$2,218,000	26/02/2024
2	43 Auburn Cr DONCASTER 3108	\$2,205,000	15/01/2024
3	71 Members Dr DONCASTER 3108	\$2,130,000	02/03/2024

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:

22/03/2024 13:27



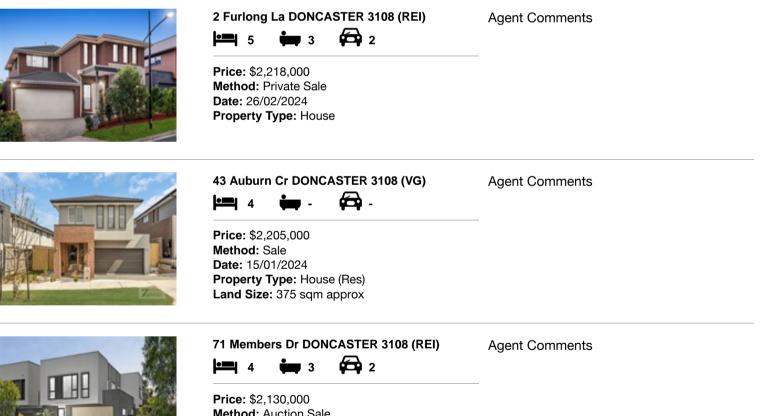






Property Type: Land Land Size: 375 sqm approx Agent Comments Indicative Selling Price \$2,400,000 - \$2,500,000 Median House Price Year ending December 2023: \$1,550,000

# **Comparable Properties**



Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 349 sqm approx

#### Account - VICPROP

propertydata



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