Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and	12A High Street, Doncaster Vic 3108
9	
postcode	

Indicative selling price

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

Median sale price

Median price	\$717,500	Pro	perty Type U	nit		Suburb	Doncaster
Period - From	01/10/2023	to	31/12/2023	Sc	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.

Address of comparable property

Address of comparable property		Price	Date of sale
1	1/55 Williamsons Rd DONCASTER 3108	\$828,000	05/10/2023
2	12 High St DONCASTER 3108	\$800,000	18/11/2023
3	3/282 Manningham Rd TEMPLESTOWE LOWER 3107	\$785,000	10/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/01/2024 12:11





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Property Type: House (Res) **Agent Comments**

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** December quarter 2023: \$717,500

Comparable Properties



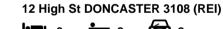
1/55 Williamsons Rd DONCASTER 3108 (VG)



Price: \$828,000 Method: Sale Date: 05/10/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments







Price: \$800,000 Method: Auction Sale Date: 18/11/2023

Property Type: Townhouse (Res) Land Size: 249 sqm approx

Agent Comments



3/282 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)

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Price: \$785.000 Method: Private Sale Date: 10/10/2023

Property Type: Townhouse (Single)

Agent Comments

Account - Marshall White | P: 03 9822 9999



