## 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

166 Ayr Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,570,000	Pro	operty Type	Hous	se		Suburb	Doncaster
Period - From	01/04/2023	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	14 Fairbank Cr TEMPLESTOWE LOWER 3107	\$1,521,000	16/03/2024
2	7 Madeleine St DONCASTER 3108	\$1,505,000	01/02/2024
3	19 Nola St DONCASTER 3108	\$1,435,000	24/02/2024

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:

24/06/2024 09:11





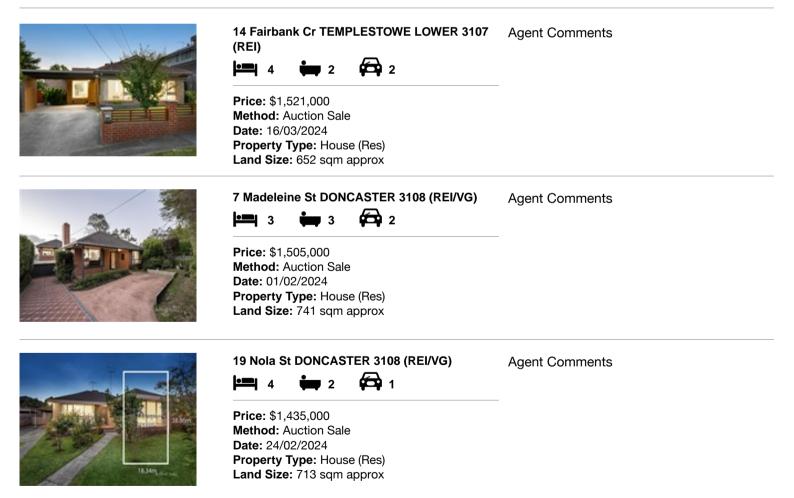




**Property Type:** House Land Size: 730 sqm approx Agent Comments Anthony Pittas 8841 4888 0400 079 408 anthonypittas@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending March 2024: \$1,570,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 8841 4888



propertydata

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