

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 consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 31/03/2024 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	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

Comparable Properties



14 Fairbank Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,521,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 652 sqm approx



7 Madeleine St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,505,000

Method: Auction Sale

Date: 01/02/2024

Property Type: House (Res)

Land Size: 741 sqm approx



19 Nola St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,435,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 713 sqm approx