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

172 George Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,400,000		&		\$1,500,000				
Median sale p	rice								
Median price	\$1,570,000	Pro	operty Type	Hou	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	2 Ryall Ct DONCASTER 3108	\$1,400,000	27/01/2024
2	16 Baird St.E DONCASTER 3108	\$1,435,000	18/12/2023
3	8 Blair St DONCASTER 3108	\$1,467,000	20/04/2024

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:

17/05/2024 11:40





Shaun Wang





Property Type: House (Res) **Land Size:** 766 sqm approx Agent Comments 8841 4888 0433 958 818 shaunwang@jelliscraig.com.au

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

Comparable Properties





Price: \$1,467,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res) Land Size: 743 sgm approx

Account - Jellis Craig | P: 03 8841 4888



propertydata

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