

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 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	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



5 2 3

Property Type: House (Res)

Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2024: \$1,570,000

Comparable Properties



2 Ryall Ct DONCASTER 3108 (REI/VG)

Agent Comments

5 2 2

Price: \$1,400,000

Method: Auction Sale

Date: 27/01/2024

Property Type: House (Res)

Land Size: 658 sqm approx



16 Baird St.E DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,435,000

Method: Private Sale

Date: 18/12/2023

Property Type: House (Res)

Land Size: 754 sqm approx



8 Blair St DONCASTER 3108 (REI)

Agent Comments

4 2 3

Price: \$1,467,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 743 sqm approx