

# 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

175 George Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,604,000 Property Type House Suburb Doncaster

Period - From 01/07/2023 to 30/09/2023 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	7 Crawford Rd DONCASTER 3108	\$1,288,000	23/10/2023
2			
3			

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:

24/10/2023 10:17

175 George Street, Doncaster Vic 3108

**Jellis  
Craig**

Nicole Qiu

8841 4888

0422 419 357

nicoleqiu@jellisrcraig.com.au



 4  2  2

**Property Type:** House

**Land Size:** 367 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

September quarter 2023: \$1,604,000

## Comparable Properties



**7 Crawford Rd DONCASTER 3108 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,288,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** House

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.

**Account - Jellis Craig** | P: 03 8841 4888 | F: 03 8841 4800



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