

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

18 Larkspur Avenue, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 22/12/2022 to 21/12/2023 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 | 16 Outlook Dr DONCASTER 3108 | \$1,245,000 | 19/08/2023 |
| 2 | 2 Duckett St DONCASTER EAST 3109 | \$1,210,000 | 11/11/2023 |
| 3 | 18 Shafer Rd BLACKBURN NORTH 3130 | \$1,199,000 | 16/12/2023 |

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:

22/12/2023 11:58



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

22/12/2022 - 21/12/2023: \$1,550,000

Comparable Properties



16 Outlook Dr DONCASTER 3108 (REI/VG)

Agent Comments

4 2 1

Price: \$1,245,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 1145 sqm approx



2 Duckett St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 1

Price: \$1,210,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 652 sqm approx



18 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 3

Price: \$1,199,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 590 sqm approx