

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

2/1 Woodland 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 \$1,604,000 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	5 Alexander Cr TEMPLESTOWE LOWER 3107	\$1,425,000	16/08/2023
2	2/3 Katrina St DONCASTER 3108	\$1,395,000	07/10/2023
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:

22/12/2023 10:50

2/1 Woodland Street, Doncaster Vic 3108

**Jellis
Craig**

Chris Savvides

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Indicative Selling Price

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

Median House Price

September quarter 2023: \$1,604,000



 4  2  2

Property Type: Townhouse

Land Size: 328 sqm approx

Agent Comments

Comparable Properties



5 Alexander Cr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 4  2  2

Price: \$1,425,000

Method: Private Sale

Date: 16/08/2023

Property Type: House



2/3 Katrina St DONCASTER 3108 (REI) Agent Comments

 4  3  2

Price: \$1,395,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

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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