

# 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 2/325 George Street, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Doncaster  
Period - From 29/04/2023 to 28/04/2024 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	43 Harvest Ct DONCASTER 3108	\$1,215,000	19/04/2024
2	2/5 Leonard Ct DONCASTER 3108	\$1,160,000	03/02/2024
3	4/15 Monaco St DONCASTER 3108	\$1,112,000	25/11/2023

**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: 29/04/2024 14:14

2/325 George Street, Doncaster Vic 3108

**Harcourts**

Nima Goharpey  
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**Property Type:**

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Townhouse Price**

29/04/2023 - 28/04/2024: \$1,100,000

## Comparable Properties



**43 Harvest Ct DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,215,000

**Method:** Sold Before Auction

**Date:** 19/04/2024

**Property Type:** Townhouse (Res)

**Land Size:** 213 sqm approx



**2/5 Leonard Ct DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** Townhouse (Res)



**4/15 Monaco St DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$1,112,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Townhouse (Res)

**Account** - Harcourts Manningham | P: 03 9842 8000



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress