

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 FURLONG LANE DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,850,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,540,000

Property type

House

Suburb

Doncaster

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

4A MAPLE COURT DONCASTER VIC 3108	\$1,878,000	07-Oct-23
7 ROBIN COURT DONCASTER VIC 3108	\$1,950,000	10-Nov-23

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 6 months.

This Statement of Information was prepared on: 22 January 2024



**4A MAPLE COURT DONCASTER
VIC 3108**

4 3 2

Sold Price **\$1,878,000** Sold Date **07-Oct-23**

Distance **1.31km**



**7 ROBIN COURT DONCASTER VIC
3108**

4 2 2

Sold Price ^{RS} **\$1,950,000** Sold Date **10-Nov-23**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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