

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 Rubicon Crescent, 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 \$1,528,000 Property Type House Suburb Doncaster

Period - From 01/07/2022 to 30/06/2023 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	19 Belinda Cr DONCASTER EAST 3109	\$1,320,000	29/04/2023
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: 09/08/2023 13:24

2 Rubicon Crescent, Doncaster Vic 3108

**Jellis
Craig**

Andrew Keleher

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Indicative Selling Price

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

Median House Price

Year ending June 2023: \$1,528,000



 4  2  3

Property Type: House

Land Size: 701 sqm approx

Agent Comments

Comparable Properties

**19 Belinda Cr DONCASTER EAST 3109
(REI/VG)**

Agent Comments

 4  2  1

Price: \$1,320,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 677 sqm approx

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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