

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 VINE COURT 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

\$1,450,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster

Period-from

01 Mar 2023

to

29 Feb 2024

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

| | | |
|-------------------------------------|-------------|-----------|
| 12 MOSELLE COURT DONCASTER VIC 3108 | \$1,505,000 | 28-Oct-23 |
| 42 TURANA STREET DONCASTER VIC 3108 | \$1,590,000 | 09-Jan-24 |
| 29 TURANA STREET DONCASTER VIC 3108 | \$1,590,000 | 21-Oct-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: 27 March 2024

**12 MOSELLE COURT DONCASTER
VIC 3108**

5 2 2

Sold Price

\$1,505,000

Sold Date

28-Oct-23

Distance

0.43km**42 TURANA STREET DONCASTER
VIC 3108**

4 2 2

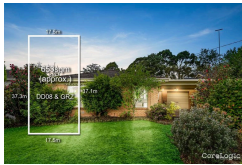
Sold Price

\$1,590,000

Sold Date

09-Jan-24

Distance

0.88km**29 TURANA STREET DONCASTER
VIC 3108**

4 2 2

Sold Price

Sold Date

21-Oct-23

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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