

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

216/57 STABLES CIRCUIT 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

\$770,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2022

to

31 Aug 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

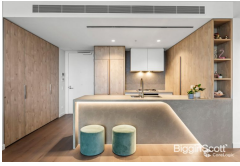
Date of sale

303/59 STABLES CIRCUIT DONCASTER VIC 3108	\$810,000	11-Apr-23
407/57 STABLES CIRCUIT DONCASTER VIC 3108	\$780,000	27-Apr-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: 26 September 2023



**303/59 STABLES CIRCUIT
DONCASTER VIC 3108**

 2  2  2

Sold Price **\$810,000** Sold Date **11-Apr-23**

Distance **0.12km**



**407/57 STABLES CIRCUIT
DONCASTER VIC 3108**

 2  2  -

Sold Price **\$780,000** Sold Date **27-Apr-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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