

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

22 Verdant Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,604,000 Property Type House Suburb Doncaster

Period - From 01/07/2023 to 30/09/2023 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	3 Idinia Ct DONCASTER 3108	\$2,030,000	13/05/2023
2	3 Hillingdon Cr DONCASTER 3108	\$2,000,000	23/08/2023
3	18 Corella St DONCASTER 3108	\$1,925,000	08/09/2023

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.~~

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Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

September quarter 2023: \$1,604,000



 4  4  2

Property Type: House (Res)

Land Size: 410 sqm approx

Agent Comments

Comparable Properties



3 Idinia Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  4

Price: \$2,030,000

Method: Private Sale

Date: 13/05/2023

Property Type: House

Land Size: 1123 sqm approx



3 Hillingdon Cr DONCASTER 3108 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,000,000

Method: Sold Before Auction

Date: 23/08/2023

Property Type: House (Res)

Land Size: 785 sqm approx



18 Corella St DONCASTER 3108 (REI)

Agent Comments

 5  4  2

Price: \$1,925,000

Method: Expression of Interest

Date: 08/09/2023

Property Type: Townhouse (Res)

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613