

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

24 Stables Circuit, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,595,000

Property Type House

Suburb Doncaster

Period - From 01/04/2023

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	4 Sharon St DONCASTER 3108	\$1,432,500	20/04/2023
2	2/138 Ayr St DONCASTER 3108	\$1,410,000	31/03/2023
3	5a Dion St DONCASTER 3108	\$1,390,000	20/03/2023

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.~~

This Statement of Information was prepared on:

21/08/2023 16:58



 5  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



4 Sharon St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,432,500

Method: Private Sale

Date: 20/04/2023

Property Type: House (Res)

Land Size: 247 sqm approx



2/138 Ayr St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,410,000

Method: Sold Before Auction

Date: 31/03/2023

Property Type: Townhouse (Res)

Land Size: 232 sqm approx



5a Dion St DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,390,000

Method: Private Sale

Date: 20/03/2023

Property Type: Townhouse (Single)

Land Size: 315 sqm approx