## 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

25 Hillingdon Crescent, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,600,000		&		\$1,650,000				
Median sale price									
Median price	\$1,550,000	Pro	Property Type Ho		use		Suburb	Doncaster	
Period - From	29/01/2023	to	28/01/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	8 Scenic Rise DONCASTER 3108	\$1,630,000	23/09/2023
2	64 Rathmullen Qdrnt DONCASTER 3108	\$1,608,000	05/08/2023
3	4 Buller Tce TEMPLESTOWE LOWER 3107	\$1,600,000	14/12/2023

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:

29/01/2024 13:59







Rooms: 9 Property Type: House Land Size: 780 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,650,000 Median House Price 29/01/2023 - 28/01/2024: \$1,550,000

# **Comparable Properties**

8 Scenic Rise DONCASTER 3108 (REI/VG) 4 2 2 2 Price: \$1,630,000 Method: Private Sale Date: 23/09/2023 Property Type: House (Res) Land Size: 708 sqm approx	Agent Comments
64 Rathmullen Qdrnt DONCASTER 3108 (REI/VG) 5 2 2 2 Price: \$1,608,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Land Size: 767 sqm approx	Agent Comments
4 Buller Tce TEMPLESTOWE LOWER 3107 (REI)   Image: Price: 1   Image: Price: 1,600,000   Method: Private Sale   Date: 14/12/2023   Property Type: House   Land Size: 1011 sqm approx	Agent Comments

#### Account - Marshall White | P: 03 9822 9999





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