

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 Margot Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	20 Clancys La DONCASTER 3108	\$1,420,500	03/06/2023
2	48 Margot Av DONCASTER 3108	\$1,350,000	27/08/2023
3	11 Lynnwood Pde TEMPLESTOWE LOWER 3107	\$1,338,000	29/04/2023

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:

24/10/2023 12:23



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Property Type: House
Land Size: 705 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
September quarter 2023: \$1,604,000

Comparable Properties



20 Clancys La DONCASTER 3108 (VG)

Agent Comments

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Price: \$1,420,500
Method: Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 662 sqm approx



48 Margot Av DONCASTER 3108 (REI)

Agent Comments

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Price: \$1,350,000
Method: Private Sale
Date: 27/08/2023
Property Type: House (Res)
Land Size: 672 sqm approx



11 Lynnwood Pde TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,338,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 677 sqm approx

Account - Barry Plant | P: 03 9842 8888