

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

27 Auburn Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster

Period - From

01/01/2023

to

31/12/2023

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	23 Alpine Av DONCASTER 3108	\$1,605,000	03/12/2023
2	3 Lightwood Way DONCASTER 3108	\$1,815,000	04/01/2024
3			

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:

05/03/2024 15:28



Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending December 2023: \$1,550,000

Comparable Properties



23 Alpine Av DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,605,000

Method: Sold After Auction

Date: 03/12/2023

Property Type: House (Res)

Land Size: 300 sqm approx



3 Lightwood Way DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,815,000

Method: Private Sale

Date: 04/01/2024

Property Type: House (Res)

Land Size: 338 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800