

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 28 Ballamore Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,680,000 & \$1,780,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 31/03/2024 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	8 Kersey PI DONCASTER 3108	\$1,750,000	21/02/2024
2	38 Hillcroft Dr TEMPLESTOWE 3106	\$1,625,000	02/03/2024
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: 01/05/2024 11:54



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Property Type: House

Land Size: 665 sqm approx

Agent Comments

Comparable Properties



8 Kersey PI DONCASTER 3108 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,750,000

Method: Private Sale

Date: 21/02/2024

Property Type: House

Land Size: 764 sqm approx



38 Hillcroft Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  1

Price: \$1,625,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 673 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.