

# 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

3/1 Braeside Drive, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 01/10/2022 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	1/17 High St DONCASTER 3108	\$1,095,000	05/08/2023
2	9a Killarney Rd TEMPLESTOWE LOWER 3107	\$1,010,000	01/07/2023
3	3/27-29 Hazel Dr TEMPLESTOWE LOWER 3107	\$997,000	30/09/2023

**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:

06/11/2023 12:12

3/1 Braeside Drive, Doncaster Vic 3108

**Jellis  
Craig**

Nicole Qiu

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**Indicative Selling Price**

\$980,000 - \$1,050,000

**Median House Price**

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



 3    2    2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/17 High St DONCASTER 3108 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,095,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** Townhouse (Res)



**9a Killarney Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,010,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** Townhouse (Res)

**Land Size:** 349 sqm approx



**3/27-29 Hazel Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3    2    2

**Price:** \$997,000

**Method:** Auction Sale

**Date:** 30/09/2023

**Property Type:** Townhouse (Res)

**Land Size:** 227 sqm approx

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



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