

# 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

3/345 George Street, 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 \$850,000 & \$930,000

### Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 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	2/45 King St TEMPLESTOWE 3106	\$1,001,000	01/03/2024
2	1/15 Whittens La DONCASTER 3108	\$960,000	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:

19/03/2024 15:43

3/345 George Street, Doncaster Vic 3108

**Jellis  
Craig**

Anthony Pittas

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**Indicative Selling Price**

\$850,000 - \$930,000

**Median Unit Price**

December quarter 2023: \$717,500



 3    2    2

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/45 King St TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,001,000

**Method:** Private Sale

**Date:** 01/03/2024

**Property Type:** Unit

**Land Size:** 323 sqm approx



**1/15 Whittens La DONCASTER 3108 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** Unit

**Land Size:** 341 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



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