

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 Hillingdon Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,595,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 30/06/2023 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 Benalong Ct DONCASTER 3108	\$1,756,000	29/04/2023
2	3 Idinia Ct DONCASTER 3108	\$2,030,000	13/05/2023
3	5 Terence Ct DONCASTER 3108	\$1,805,000	06/05/2023

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: 03/08/2023 14:52



5 3 2

Rooms: 9
Property Type: House (Res)
Land Size: 785 sqm approx
Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 June quarter 2023: \$1,595,000

Comparable Properties

2 Benalong Ct DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,756,000
Method:
Date: 29/04/2023
Property Type: House

3 Idinia Ct DONCASTER 3108 (REI/VG)

Agent Comments

4 2 4

Price: \$2,030,000
Method: Private Sale
Date: 13/05/2023
Property Type: House
Land Size: 1123 sqm approx

5 Terence Ct DONCASTER 3108 (REI)

Agent Comments

5 2 3

Price: \$1,805,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 719 sqm approx