

# 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 30 Verdant Crescent, Doncaster, VIC 3108

### Indicative selling price

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

Price Range \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Doncaster (3108)

Period - From 01/07/2022 to 30/06/2023 Source Realestate

### Comparable property sales

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
27 ABERDEEN DRIVE, DONCASTER VIC 3108	\$2,385,000	01/06/2023
19 HERITAGE BOULEVARD, DONCASTER VIC 3108	\$2,295,000	11/05/2022
5 Stables Circuit Doncaster	\$2,366,000	02/10/2022

This Statement of Information was prepared on: 13/07/2023