

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

4 Aberdeen Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,580,000 & \$1,680,000

Median sale price

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

Period - From 01/01/2023 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	1/4 Ailsa Ct BALWYN NORTH 3104	\$1,680,000	09/11/2023
2	5 Pleasant Av DONCASTER 3108	\$1,685,000	28/10/2023
3	17 Clancys La DONCASTER 3108	\$1,650,000	22/09/2023

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:

26/02/2024 14:17

4 Aberdeen Drive, Doncaster Vic 3108



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,680,000

Median House Price

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

Comparable Properties



1/4 Ailsa Ct BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  2  2

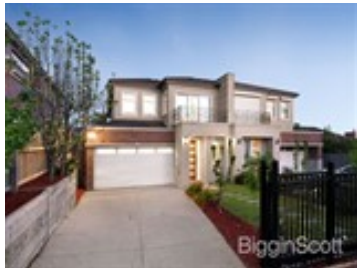
Price: \$1,680,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: Townhouse (Res)

Land Size: 388 sqm approx



5 Pleasant Av DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,685,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 328 sqm approx



17 Clancys La DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,650,000

Method: Sold Before Auction

Date: 22/09/2023

Property Type: House (Res)

Land Size: 383 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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