

## 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 Hillingdon Crescent, Doncaster

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,400,000

### Median sale price

Median price \$1,570,000 Property type House Suburb Doncaster

Period - From Jan 2024 to March 2024 Source REIV

### Comparable property sales

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. 30 Glenda Street, Doncaster	\$ 1,390,000	23/02/2024
2. 45 High Street, Doncaster	\$ 1,400,000	2/04/2024
3. 19 Nola Street, Doncaster	\$ 1,435,000	24/04/2024

This Statement of Information was prepared on: 13/06/2024

## Comparable properties



**\$ 1,390,000**

30 Glenda Street, Doncaster, Victoria

DATE: 23/02/2024

PROPERTY TYPE: HOUSE

 3  1  
  652 sqm



**\$ 1,400,000**

45 High Street, Doncaster, Victoria

DATE: 2/04/2024

PROPERTY TYPE: HOUSE

 4  2  
 2  652 sqm



**\$ 1,435,000**

19 Nola Street, Doncaster, Victoria

DATE: 24/04/2024

PROPERTY TYPE: HOUSE

 4  2  
 1  713 sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee