

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

43 Harvest Court, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,505,000

Property Type

House

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	8/5 Hill Ct DONCASTER 3108	\$1,183,000	22/11/2023
2	2/5 Leonard Ct DONCASTER 3108	\$1,160,000	03/02/2024
3	27 Harvest Ct DONCASTER 3108	\$1,080,000	11/11/2023

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:

02/04/2024 15:46



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



8/5 Hill Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,183,000

Method: Private Sale

Date: 22/11/2023

Property Type: Townhouse (Res)

Land Size: 287 sqm approx



2/5 Leonard Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,160,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Townhouse (Res)



27 Harvest Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,080,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)