

# 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

44 Studley Court, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,475,000

&

\$1,600,000

### Median sale price

Median price \$1,565,000

Property Type House

Suburb Doncaster

Period - From 01/01/2024

to 31/03/2024

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	13 Turana St DONCASTER 3108	\$1,600,000	27/03/2024
2	7 Saxon St DONCASTER 3108	\$1,560,000	12/01/2024
3	7 Gifford Rd DONCASTER 3108	\$1,480,000	27/11/2023

**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:

22/04/2024 16:01



4   2   2

**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 778 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,475,000 - \$1,600,000  
**Median House Price**  
March quarter 2024: \$1,565,000

## Comparable Properties



**13 Turana St DONCASTER 3108 (REI)**

Agent Comments

4   2   2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 27/03/2024  
**Property Type:** House  
**Land Size:** 664 sqm approx



**7 Saxon St DONCASTER 3108 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,560,000  
**Method:** Sold Before Auction  
**Date:** 12/01/2024  
**Property Type:** House (Res)  
**Land Size:** 673 sqm approx



**7 Gifford Rd DONCASTER 3108 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,480,000  
**Method:** Private Sale  
**Date:** 27/11/2023  
**Property Type:** House  
**Land Size:** 726 sqm approx

Account - Marshall White | P: 03 9822 9999



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