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

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

CONSUMER AFFAIRS VICTORIA

44 Studley Court, Doncaster Vic 3108

🛏 **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)

🛏 **4**   🛁 **2**   🚗 **2**

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

Agent Comments

7 Saxon St DONCASTER 3108 (REI/VG)

🛏 **4**   🛁 **3**   🚗 **2**

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

Agent Comments

7 Gifford Rd DONCASTER 3108 (REI/VG)

🛏 **4**   🛁 **2**   🚗 **2**

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

Agent Comments

Account - Marshall White | P: 03 9822 9999