

# 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 48 Margot Avenue, 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 \$1,200,000 & \$1,320,000

### Median sale price

Median price \$1,595,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 30/06/2023 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	13 Nathan St DONCASTER 3108	\$1,325,000	25/03/2023
2	10 Howard Ct DONCASTER 3108	\$1,255,000	22/03/2023
3	42 Timber Ridg DONCASTER 3108	\$1,230,000	20/05/2023

**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: 20/07/2023 15:27



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**Rooms:** 9  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 668 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,320,000  
**Median House Price**  
 June quarter 2023: \$1,595,000

## Comparable Properties



**13 Nathan St DONCASTER 3108 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx



**10 Howard Ct DONCASTER 3108 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,255,000  
**Method:** Private Sale  
**Date:** 22/03/2023  
**Property Type:** House (Res)  
**Land Size:** 699 sqm approx



**42 Timber Ridg DONCASTER 3108 (REI)**

Agent Comments

4   2   2

**Price:** \$1,230,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)  
**Land Size:** 493 sqm approx