

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

5 Harvest Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,140,000 Property Type Townhouse Suburb Doncaster

Period - From 14/08/2022 to 13/08/2023 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	1/1 Kelly St DONCASTER 3108	\$1,265,000	29/07/2023
2	10/8 Toni St DONCASTER 3108	\$1,050,000	20/04/2023
3	1/16 Turana St DONCASTER 3108	\$1,045,000	11/03/2023

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:

14/08/2023 16:18



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median Townhouse Price
14/08/2022 - 13/08/2023: \$1,140,000

Comparable Properties



1/1 Kelly St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,265,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)



10/8 Toni St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,050,000

Method: Private Sale

Date: 20/04/2023

Property Type: Townhouse (Single)

1/16 Turana St DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,045,000

Method: Auction Sale

Date: 11/03/2023

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888