

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 Reddan Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

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	28 Roseland Gr DONCASTER 3108	\$1,815,500	20/05/2023
2	2 Inez Ct DONCASTER 3108	\$1,780,000	13/09/2023
3	91 Church Rd DONCASTER 3108	\$1,700,000	29/04/2023

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:

20/09/2023 12:06



 6
  3
  2

Rooms: 10

Property Type: House (Previously Occupied - Detached)

Land Size: 713 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

June quarter 2023: \$1,595,000

Comparable Properties



28 Roseland Gr DONCASTER 3108 (REI/VG)

Agent Comments

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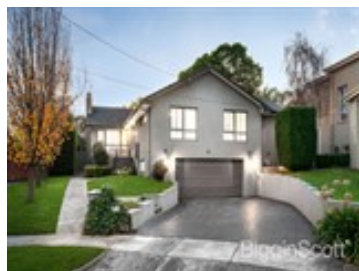
Price: \$1,815,500

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 654 sqm approx



2 Inez Ct DONCASTER 3108 (REI)

Agent Comments

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  2

Price: \$1,780,000

Method: Private Sale

Date: 13/09/2023

Property Type: House

Land Size: 806 sqm approx



91 Church Rd DONCASTER 3108 (REI/VG)

Agent Comments

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  3
  2

Price: \$1,700,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 637 sqm approx

Account - Marshall White | P: 03 9822 9999