

# 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

6 Foliage Way, 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 09/01/2023 to 08/01/2024 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	7 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,860,000	08/12/2023
2	366 George St TEMPLESTOWE LOWER 3107	\$1,850,000	17/10/2023
3	12 Kanooka Av TEMPLESTOWE LOWER 3107	\$1,773,000	07/10/2023

**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:

09/01/2024 15:15



Property Type: House

Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,900,000  
**Median House Price**  
09/01/2023 - 08/01/2024: \$1,550,000

## Comparable Properties



7 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,860,000  
Method: Private Sale  
Date: 08/12/2023  
Property Type: House  
Land Size: 365 sqm approx



366 George St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,850,000  
Method: Sold Before Auction  
Date: 17/10/2023  
Property Type: House (Res)



12 Kanooka Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,773,000  
Method: Auction Sale  
Date: 07/10/2023  
Property Type: House (Res)  
Land Size: 399 sqm approx