### 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,900,000			
Median sale pi	rice							
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	09/01/2023	to	08/01/2024		So	urce	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.

Ade	dress 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



# **M**c**Grath**



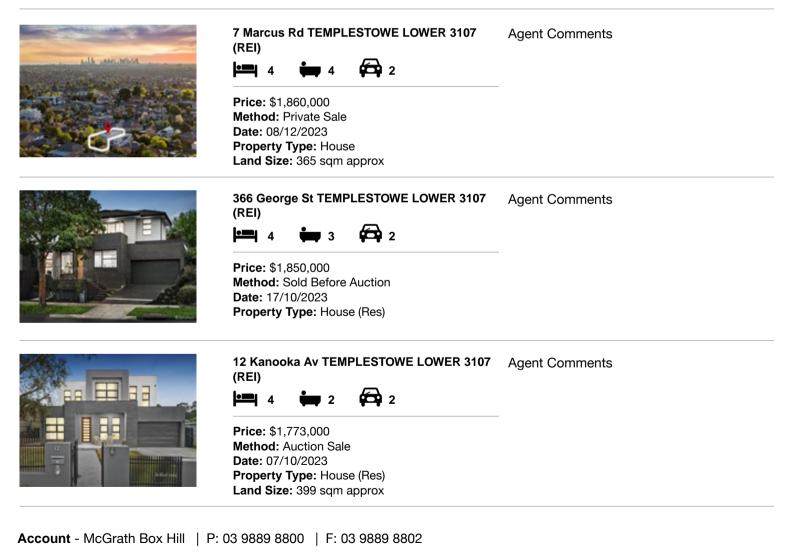


**Property Type:** House Agent Comments

Ripple Wu 03 9889 8800 0433 903 099 ripplewu@mcgrath.com.au

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

## **Comparable Properties**





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