

# 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

60 Stables Circuit, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,604,000 Property Type House Suburb Doncaster

Period - From 01/07/2023 to 30/09/2023 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	5 Harvest Ct DONCASTER 3108	\$1,160,000	07/09/2023
2	1/4 Davis St DONCASTER 3108	\$1,158,000	14/10/2023
3	5 Sentinel Way DONCASTER 3108	\$1,136,000	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.~~

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

September quarter 2023: \$1,604,000



 4  2  2

**Property Type:** House (Res)

**Land Size:** 293 sqm approx

Agent Comments

## Comparable Properties



**5 Harvest Ct DONCASTER 3108 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,160,000

**Method:** Sold Before Auction

**Date:** 07/09/2023

**Property Type:** Townhouse (Res)



**1/4 Davis St DONCASTER 3108 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,158,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 263 sqm approx



**5 Sentinel Way DONCASTER 3108 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,136,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 371 sqm approx

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