

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 64 Rathmullen Quadrant, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Doncaster

Period - From 01/04/2022 to 31/03/2023 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	2 Benalong Ct DONCASTER 3108	\$1,756,000	29/04/2023
2	55 Wilsons Rd DONCASTER 3108	\$1,660,000	03/06/2023
3	2 Anton Ct DONCASTER 3108	\$1,650,000	31/05/2023

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: 03/07/2023 17:14



5 2 2

Property Type: House

Land Size: 767 sqm approx

Agent Comments

Comparable Properties



2 Benalong Ct DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,756,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 733 sqm approx



55 Wilsons Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,660,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 721 sqm approx



2 Anton Ct DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 31/05/2023

Property Type: House (Res)

Land Size: 974 sqm approx