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 betweer | n \$1,550,000 | | & | | \$1,650,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$1,480,000 | Pro | Property Type Hou | | ISE | | Suburb | Doncaster |
| Period - From | 01/04/2022 | to | 31/03/2023 | | 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.

| Add | dress 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









Property Type: House Land Size: 767 sqm approx Agent Comments Anthony Pittas 8841 4888 0400 079 408 anthonypittas@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending March 2023: \$1,480,000

Comparable Properties

| 2 Benalong Ct DONCASTER 3108 (REI) 4 2 3 2 Price: \$1,756,000 Method: Auction Sale Date: 29/04/2023 Property Type: House (Res) Land Size: 733 sqm approx | Agent Comments |
|--|----------------|
| 55 Wilsons Rd DONCASTER 3108 (REI) 3 2 2 2 Price: \$1,660,000 Method: Auction Sale Date: 03/06/2023 Property Type: House (Res) Land Size: 721 sqm approx | Agent Comments |
| 2 Anton Ct DONCASTER 3108 (REI) 4 2 2 2 Price: \$1,650,000 Method: Sold Before Auction Date: 31/05/2023 Property Type: House (Res) Land Size: 974 sqm approx | Agent Comments |

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





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