### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 7 Citrus Court, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,320,000								
Median sale price									
Median price	\$1,570,000	Property Type House			se		Suburb Doncaster		
Period - From	01/04/2023	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	8 Morrison Cr DONCASTER 3108	\$1,360,000	20/04/2024
2	36 Kiewa St DONCASTER 3108	\$1,220,000	06/04/2024
3	799 Elgar Rd DONCASTER 3108	\$1,200,000	02/05/2024

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:

13/06/2024 15:58



# RT Edgar





Property Type: House Land Size: 800 sqm approx Agent Comments Indicative Selling Price \$1,320,000 Median House Price Year ending March 2024: \$1,570,000

## **Comparable Properties**

8 Morrison Cr DONCASTER 3108 (REI) 4  3  7  1 Price: \$1,360,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res) Land Size: 1077 sqm approx	Agent Comments
36 Kiewa St DONCASTER 3108 (REI) 3 2 2 2 Price: \$1,220,000 Method: Private Sale Date: 06/04/2024 Property Type: House Land Size: 868 sqm approx	Agent Comments
799 Elgar Rd DONCASTER 3108 (REI) 3 1 1 1 Price: \$1,200,000 Method: Sold Before Auction Date: 02/05/2024 Property Type: House (Res) Land Size: 821 sqm approx	Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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