

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

7 Citrus Court, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,320,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb Doncaster

Period - From 01/04/2023

to 31/03/2024

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	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



 4
  1
  2

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)

Agent Comments

 4
  3
  1

Price: \$1,360,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 1077 sqm approx



36 Kiewa St DONCASTER 3108 (REI)

Agent Comments

 3
  2
  2

Price: \$1,220,000
Method: Private Sale
Date: 06/04/2024
Property Type: House
Land Size: 868 sqm approx



799 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

 3
  1
  1

Price: \$1,200,000
Method: Sold Before Auction
Date: 02/05/2024
Property Type: House (Res)
Land Size: 821 sqm approx

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