

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 Crawford Road, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,300,000

Median sale price

Median price \$1,573,000 Property type Townhouse Suburb Doncaster

Period - From April 2023 to June 2023 Source REIV

Comparable property sales

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. 9 Bellara Street, Doncaster	\$ 1,325,000	18/05/2023
2. 1/1 Kelly Street, Doncaster	\$ 1,265,000	29/07/2023
3. 5A Dion Street, Doncaster	\$ 1,350,000	20/03/2023

This Statement of Information was prepared on: 6/09/2023

Comparable properties



\$ 1,325,000

9 Bellara Street, Doncaster, Victoria

DATE: 18/05/2023

PROPERTY TYPE: TOWNHOUSE

 4  2
 2  sqm



\$ 1,265,000

1/1 Kelly Street, Doncaster, Victoria

DATE: 29/07/2023

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm



\$ 1,390,000

5A Dion Street, Doncaster, Victoria

DATE: 20/03/2023

PROPERTY TYPE: TOWNHOUSE

 4  3
 3  sqm x

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