

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

76 HARVEST COURT DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

8/38 WESTFIELD DRIVE DONCASTER VIC 3108	\$755,000	24-Apr-24
215/8 BERKELEY STREET DONCASTER VIC 3108	\$760,000	22-Feb-24
503/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$730,000	22-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 12 June 2024

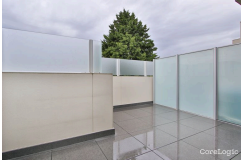


**8/38 WESTFIELD DRIVE
DONCASTER VIC 3108**

3 2 2

Sold Price **\$755,000** Sold Date **24-Apr-24**

Distance **0.9km**

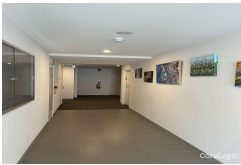


**215/8 BERKELEY STREET
DONCASTER VIC 3108**

3 2 2

Sold Price **\$760,000** Sold Date **22-Feb-24**

Distance **1.21km**



**503/330 MANNINGHAM ROAD
DONCASTER VIC 3108**

3 2 2

Sold Price **\$730,000** Sold Date **22-Feb-24**

Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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