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

| 8 BLAIR | STREET | DONCASTER | VIC 3108 |
|---------|--------|-----------|----------|
| | SINCLI | DONOROTEN | 10 3100 |

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 rang betwee | · | \$1,200,000 | & | \$1,300,000 | |
|--|-------------|------|-------------------|-------|-------------|--------|--------------|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | | |
| Median Price | \$1,550,000 | Prop | erty type | House | | Suburb | rb Doncaster | |
| Period-from | 01 Mar 2023 | to | 29 Feb 2 | 024 | 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 | | |
|---|-------------|--------------|--|--|
| 18 LARKSPUR AVENUE DONCASTER VIC 3108 | \$1,230,000 | 17-Feb-24 | | |
| 20 OLYMPUS DRIVE TEMPLESTOWE LOWER VIC 3107 | \$1,128,000 | 27-Nov-23 | | |
| 21 ARTHUR STREET DONCASTER VIC 3108 | \$1,330,000 | 23-Sep-23 | | |

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: 05 March 2024

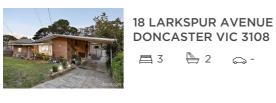


consumer.vic.gov.au



^{RS}\$1,230,000 Sold Date 17-Feb-24

E boxhill@buxton.com.au



| arelogity | 🛱 3 👆 2 🞧 - | | | Distance | 0.71km |
|-----------|--|------------|-------------|-----------|---------------------|
| | 20 OLYMPUS DRIVE TEMPLESTOWE LOWER VIC 3107 | Sold Price | \$1,128,000 | Sold Date | 27-Nov-23 1.62km |
| SoretAgto | 🖴 3 峇 2 👝 2 | | | Distance | 1.62KM |

Sold Price



| 21 ARTHUR STRE VIC 3108 | EET DONCASTER | Sold Price | \$1,330,000 | Sold Date | 23-Sep-23 |
|----------------------------|---------------|------------|-------------|-----------|-----------|
| 酉3 №1 | ⇔ 2 | | | Distance | 0.51km |

RS = Recent sale UN = Undisclosed Sale

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