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 8 Scenic Rise, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,595,000	Pro	operty Type	Ηοι	ISE		Suburb	Doncaster
Period - From	01/04/2023	to	30/06/2023		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	6 Maple Ct DONCASTER 3108	\$1,540,000	27/05/2023
2	2 Burgundy Dr DONCASTER 3108	\$1,528,000	01/04/2023
3	8 Nestor Av TEMPLESTOWE LOWER 3107	\$1,450,000	29/04/2023

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:

14/08/2023 13:12









Property Type: House Land Size: 708 sqm approx Agent Comments Nicole Qiu 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price June quarter 2023: \$1,595,000

Comparable Properties



6 Maple Ct DONCASTER 3108 (REI/VG)



Price: \$1,540,000 Method: Auction Sale Date: 27/05/2023 Property Type: House (Res) Land Size: 856 sqm approx

Agent Comments

Agent Comments

Agent Comments



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2 Burgundy Dr DONCASTER 3108 (REI/VG)

Price: \$1,528,000 Method: Auction Sale Date: 01/04/2023 Property Type: House (Res) Land Size: 718 sqm approx



8 Nestor Av TEMPLESTOWE LOWER 3107 (REI/VG)



Price: \$1,450,000 Method: Auction Sale Date: 29/04/2023 Property Type: House (Res) Land Size: 709 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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