

# 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 Scenic Rise, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,595,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 30/06/2023 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	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

## Comparable Properties



**6 Maple Ct DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$1,540,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 856 sqm approx



**2 Burgundy Dr DONCASTER 3108 (REI/VG)**

Agent Comments



**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)**

Agent Comments



**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** House (Res)

**Land Size:** 709 sqm approx