

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 Citrus Court, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Doncaster

Period - From 01/01/2022

to 31/12/2022

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	73 Wetherby Rd DONCASTER 3108	\$1,390,000	11/03/2023
2	14 Somerville St DONCASTER 3108	\$1,384,500	25/02/2023
3	13 Nathan St DONCASTER 3108	\$1,325,000	25/03/2023

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:

29/03/2023 10:37

7 Citrus Court, Doncaster Vic 3108



 4  1  2

Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending December 2022: \$1,480,000

Comparable Properties



73 Wetherby Rd DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,390,000
Method: Auction Sale
Date: 11/03/2023
Property Type: House (Res)
Land Size: 731 sqm approx



14 Somerville St DONCASTER 3108 (REI)

Agent Comments

 3  1  3

Price: \$1,384,500
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 663 sqm approx



13 Nathan St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,325,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 676 sqm approx

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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