

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 35 Stables Circuit, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,260,000 Property Type Townhouse Suburb Doncaster (3108)

Period - From 01/06/2019 to 01/06/2020 Source Realestate

Comparable property sales

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 |
|---------------------------------------|-------------|--------------|
| 15B HENRY STREET, DONCASTER VIC 3108 | \$1,120,000 | 24/01/2020 |
| 62A MARGOT AVENUE, DONCASTER VIC 3108 | \$1,150,000 | 15/02/2020 |
| 5 GULLY LANE, DONCASTER VIC 3108 | \$1,240,000 | 22/02/2020 |

This Statement of Information was prepared on: 25/06/2020