

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

6 stables Circuit, Doncaster VIC 3018

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 range between	\$2,500,000	&	\$2,750,000
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Median sale price

Median price	\$2,200,000	Property type	House	Suburb	Doncaster
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Period - From	07/08/2022	to	07/08/2023	Source	Corelogic
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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
30 Verdant Crescent, Doncaster VIC 3108	\$2,675,000	12/08/2023
9 Heritage Boulevard, Doncaster VIC 3108	\$2,710,000	06/08/2023
20 Finlayson St, Doncaster VIC 3108	\$2,255,000	30/05/2023

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R ~~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.~~

B*

This Statement of Information was prepared on:	12/08/2023
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Property Type: House

Gladys Tay

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gladys@siix.com.au

Indicative Selling Price
\$2,500,000 - \$2,750,000

Median House Price
As of 7th August 2023: \$2,200,000

Comparable Properties



30 Verdant Crescent DONCASTER 3108

[Agent Comments](#)

4 2 2

Price: \$2,675,000

Method: Auction

Date: 12/08/2023

Property Type: House



9 Heritage Boulevard DONCASTER 3108

[Agent Comments](#)

4 2 2

Price: \$2,710,000

Method: Private Sale

Date: 06/08/2023

Property Type: House



20 Finlayson St DONCASTER 3108 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,255,000

Method: Private Sale

Date: 30/05/2023

Property Type: House