

# 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
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## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	\$2,675,000	Property type	House	Suburb	Doncaster
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Period - From	30/05/2023	to	12/08/2023	Source	REIV
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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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**Indicative Selling Price**

\$2,500,000 - \$2,750,000

**Median House Price**

Year ending July 2023: \$2,675,000

## 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