## 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	\$2,675,000		Property typ	e Ho	House		Doncaster
Period - From	30/05/2023	to	12/08/2023	Source			REIV

### Comparable property sales (\*Delete A or B below as applicable)

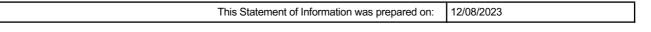
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
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.

В\*





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# 6 Stables Circuit, Doncaster VIC 3018







Property Type: House

Gladys Tay 0421 229 043 gladys@siix.com.au

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

Median House Price Year ending July 2023: \$2,675,000

Agent Comments

# **Comparable Properties**



## **30 Verdant Crescent DONCASTER 3108**

**4 4 2 2 2** 

Price: \$2,675,000 Method: Auction Date: 12/08/2023 Property Type: House



### 9 Heritage Boulevard DONCASTER 3108

Agent Comments

Agent Comments



Price: \$2,710,000 Method: Private Sale Date: 06/08/2023 Property Type: House



### 20 Finlayson St DONCASTER 3108 (REI)



Price: \$2,255,000 Method: Private Sale Date: 30/05/2023 Property Type: House



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