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	13 Kingsnorth Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,400,944 Property Type 3 bed house Suburb Doncaster

Period - From Feb 2024 to Jun 2024 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	16 McLeod Street DONCASTER 3108	$1,222,500	7/9/2024
2	166 Ayr Street DONCASTER 3108	$1,300,000	20/7/2024
3	7 Scarlet Ash Drive TEMPLESTOWE LOWER 3107	$1,270,000	20/5/2024

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: 4 / 10 / 2024