Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 22 AYR STREET, DONCASTER, VIC 3108 |

## Indicative selling price

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

Range between $1,180,000 & $1,290,000

## Median sale price

Median price $1,500,000 Property type House Suburb DONCASTER

Period - From 01 January 2022 to 31 December 2022 Source Price Finder

## Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 104 AYR ST, DONCASTER, VIC 3108 | $1,400,000 | 25/03/2023 |
| 108 AYR ST, DONCASTER, VIC 3108 | $1,190,000 | 26/12/2022 |
| 2 VIVIAN CRT, DONCASTER, VIC 3108 | $1,250,000 | 17/12/2022 |

This Statement of Information was prepared on: 29/03/2023