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	2/1 LOUISE COURT DONCASTER VIC 3108

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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$637,500	Property type	Unit	Suburb	Doncaster
Period-from	01 Nov 2022	to	31 Oct 2023	Source	Corelogic

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 6 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
13 PLEASANT AVENUE DONCASTER VIC 3108	$950,000	07-Aug-23
6/37-43 VICTORIA STREET DONCASTER VIC 3108	$920,000	01-Aug-23

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 6 months.

This Statement of Information was prepared on: 23 November 2023