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	51 Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,450,000 & $1,580,000

Median sale price

Median price $1,460,000 Property Type House Suburb Doncaster

Period - From 01/04/2021 to 30/06/2021 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	1 Fir St BULLEEN 3105	$1,550,000	18/06/2021
2	41 Pettys La DONCASTER 3108	$1,502,000	15/07/2021
3	4 Pinnacle Cr BULLEEN 3105	$1,475,000	23/09/2021

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: 27/09/2021 13:02

51 Ayr Street, Doncaster Vic 3108

John Hoskins
9874 7677
0418 345 008
john@hoskins.com.au

Indicative Selling Price
$1,450,000 - $1,580,000
Median House Price
June quarter 2021: $1,460,000



- -

Property Type:
Agent Comments

Comparable Properties



1 Fir St BULLEEN 3105 (REI/VG)

4 3 2

Price: $1,550,000
Method: Private Sale
Date: 18/06/2021
Property Type: House
Land Size: 730 sqm approx

Agent Comments



41 Pettys La DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,502,000
Method: Private Sale
Date: 15/07/2021
Property Type: House (Res)
Land Size: 741 sqm approx

Agent Comments



4 Pinnacle Cr BULLEEN 3105 (REI)

3 2 2

Price: $1,475,000
Method: Private Sale
Date: 23/09/2021
Property Type: House
Land Size: 704 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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