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	11 Chapel Court, Doncaster Vic 3108

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,447,500 Property Type House Suburb Doncaster

Period - From 01/07/2024 to 30/09/2024 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	22 Saxon St DONCASTER 3108	$1,320,000	01/11/2024
2	36 Leawarra Cr DONCASTER EAST 3109	$1,255,000	26/10/2024
3	2a Marshall Av DONCASTER 3108	$1,282,000	12/10/2024

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: 04/11/2024 16:38

11 Chapel Court, Doncaster Vic 3108

Nelson Alexander



4 2 2

Rooms: 7
Property Type: House
Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
September quarter 2024: $1,447,500

Comparable Properties



22 Saxon St DONCASTER 3108 (REI)

4 2 2

Price: $1,320,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 319 sqm approx

Agent Comments



36 Leawarra Cr DONCASTER EAST 3109 (REI)

5 2 2

Price: $1,255,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)
Land Size: 411 sqm approx

Agent Comments



2a Marshall Av DONCASTER 3108 (REI)

4 3 2

Price: $1,282,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 304 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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