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	**32 WALKER STREET, DONCASTER VIC 3108**

Indicative selling price

range between	**$1,250,000**	&	**$1,375,000**

Median sale price

Median price	$1,285,000	Property type	House	Suburb	DONCASTER
Period - From	**01/04/2020**	to	**31/03/ 2021**	Source	**Corelogic**

Comparable property sales

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 Edith Court, Doncaster Vic 3108	$1,370,000	27-Mar-21
2. 1 Sharon Street Doncaster Vic 3108	$1,370,000	20-Feb-21
3. 20 Larkspur Avenue Doncaster Vic 3108	$1,349,000	27-Mar-21

This Statement of Information was prepared on: 05 May 2021