

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

113/65 STABLES CIRCUIT 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2021

to

30 Nov 2022

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

| | | |
|---|-----------|-----------|
| 405/65 STABLES CIRCUIT DONCASTER VIC 3108 | \$461,000 | 17-Sep-22 |
| 107/65 STABLES CIRCUIT DONCASTER VIC 3108 | \$410,000 | 11-Nov-22 |
| | | |

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: 22 December 2022

| | | |
|---|---|---|
|  | 405/65 STABLES CIRCUIT DONCASTER VIC 3108  1  1  1 | Sold Price \$461,000 Sold Date 17-Sep-22 Distance 0km |
|  | 107/65 STABLES CIRCUIT DONCASTER VIC 3108  1  1  1 | Sold Price ^{RS} \$410,000 ^{UN} Sold Date 11-Nov-22 Distance 0km |

RS = Recent sale

UN = Undisclosed Sale

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