

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

25 Aberdeen Drive 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,055,000

Property type

Land

Suburb

Doncaster

Period-from

01 Jan 2020

to

31 Dec 2020

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

32 Heritage Boulevard Doncaster VIC 3108	\$1,100,000	27-Nov-20
23 Verdant Crescent Doncaster VIC 3108	\$1,100,000	17-Dec-20

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.

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real estate
services
by mirvac

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**32 Heritage Boulevard Doncaster
VIC 3108**

Sold Price

\$1,100,000

Sold Date

27-Nov-20



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Distance

0.38km



**23 Verdant Crescent Doncaster VIC
3108**

Sold Price

^{RS} **\$1,100,000** ^{UN}

Sold Date

17-Dec-20



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Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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