

# 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

3 Margot Avenue, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,595,000

### Median sale price

Median price \$1,510,888

Property Type House

Suburb Doncaster

Period - From 01/04/2021

to 31/03/2022

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	43 Roseland Gr DONCASTER 3108	\$1,515,000	06/12/2021
2	67 Council St DONCASTER 3108	\$1,510,888	01/12/2021
3	136 Church Rd DONCASTER 3108	\$1,460,000	12/02/2022

**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:

05/05/2022 13:04



 3  2  2

**Property Type:** House  
**Land Size:** 676 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,595,000  
**Median House Price**  
Year ending March 2022: \$1,510,888

## Comparable Properties



**43 Roseland Gr DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,515,000  
**Method:** Private Sale  
**Date:** 06/12/2021  
**Property Type:** House  
**Land Size:** 640 sqm approx



**67 Council St DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,510,888  
**Method:** Private Sale  
**Date:** 01/12/2021  
**Property Type:** House  
**Land Size:** 641 sqm approx



**136 Church Rd DONCASTER 3108 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 12/02/2022  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx