

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

2 Burgundy Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Doncaster

Period - From 01/01/2021

to

31/12/2021

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	38 Ashford St TEMPLESTOWE LOWER 3107	\$1,300,000	02/12/2021
2	23 Killarney Rd TEMPLESTOWE LOWER 3107	\$1,288,000	29/11/2021
3	4 Lignum Ct TEMPLESTOWE LOWER 3107	\$1,230,000	15/12/2021

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:

15/03/2022 10:21



Property Type: House (Previously Occupied - Detached)
Land Size: 718 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending December 2021: \$1,510,000

Comparable Properties



38 Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 02/12/2021
Property Type: House (Res)
Land Size: 690 sqm approx



23 Killarney Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,288,000
Method: Private Sale
Date: 29/11/2021
Property Type: House (Res)
Land Size: 713 sqm approx



4 Lignum Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,230,000
Method: Private Sale
Date: 15/12/2021
Property Type: House (Res)
Land Size: 778 sqm approx

Account - Philip Webb