## 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	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,510,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ade	dress 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



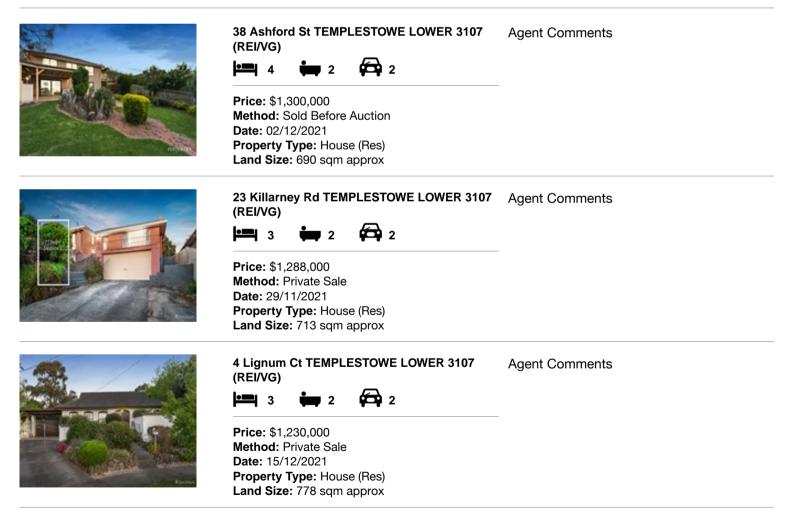






Property Type: House (Previously Occupied - Detached) Land Size: 718 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending December 2021: \$1,510,000

# **Comparable Properties**



#### Account - Philip Webb





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