

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

1/10 Larkspur Avenue 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

\$980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2020

to

31 Oct 2021

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

3/36 Windella Quadrant Doncaster VIC 3108	\$1,003,600	17-Jul-21
1/33 Highview Drive Doncaster VIC 3108	\$1,075,000	20-Oct-21
4/3-5 Narallah Grove Box Hill North VIC 3129	\$985,000	05-Jul-21

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.~~

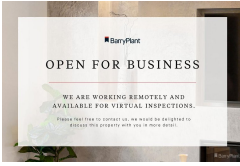
This Statement of Information was prepared on: 13 November 2021



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3/36 Windella Quadrant Doncaster VIC 3108

Sold Price

\$1,003,600

Sold Date

17-Jul-21

3 2 2

Distance

0.05km



1/33 Highview Drive Doncaster VIC 3108

Sold Price

^{RS} **\$1,075,000**

Sold Date

20-Oct-21

4 3 2

Distance

0.19km



4/3-5 Narallah Grove Box Hill North VIC 3129

Sold Price

\$985,000

Sold Date

05-Jul-21

3 2 2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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