

# 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

1/15 Buckingham Crescent, Doncaster Vic 3108

### Indicative selling price

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

Single price

\$985,000

### Median sale price

Median price

\$725,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/10/2020

to

30/09/2021

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	5/6-8 Ayr St DONCASTER 3108	\$1,013,000	23/10/2021
2	4/325 Thompsons Rd TEMPLESTOWE LOWER 3107	\$950,000	16/10/2021
3	1/5 Esther St TEMPLESTOWE LOWER 3107	\$930,000	22/10/2021

**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:

25/10/2021 10:57

1/15 Buckingham Crescent, Doncaster Vic 3108

**Jellis  
Craig**

George Pangalos  
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**Indicative Selling Price**

\$985,000

**Median Unit Price**

Year ending September 2021: \$725,000



4   2   1

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 343 sqm approx

Agent Comments

## Comparable Properties



**5/6-8 Ayr St DONCASTER 3108 (REI)**

Agent Comments

3   2   2

**Price:** \$1,013,000

**Method:** Auction Sale

**Date:** 23/10/2021

**Property Type:** Unit



**4/325 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)** Agent Comments

3   1   2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 16/10/2021

**Property Type:** Townhouse (Res)



**1/5 Esther St TEMPLESTOWE LOWER 3107 (REI)** Agent Comments

3   1   2

**Price:** \$930,000

**Method:** Sold Before Auction

**Date:** 22/10/2021

**Property Type:** Unit

**Land Size:** 357 sqm approx

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