

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 46 Turana Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,598,000 Property Type House Suburb Doncaster (3108)

Period - From 14/11/2022 to 14/11/2023 Source Realestate

Comparable property sales

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
29 TURANA STREET, DONCASTER VIC 3108	\$1,590,000	21/10/2023
10 NATHAN STREET, DONCASTER VIC 3108	\$1,500,000	21/04/2023
12 MOSELLE COURT, DONCASTER VIC 3108	\$1,505,000	28/10/2023

This Statement of Information was prepared on: 14/11/2023