

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

18 Church Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Doncaster

Period - From 01/10/2022

to 31/12/2022

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	46 Thiele St DONCASTER 3108	\$1,125,000	07/01/2023
2	25 Wetherby Rd DONCASTER 3108	\$1,150,000	02/12/2022
3	70 Shafer Rd BLACKBURN NORTH 3130	\$1,195,000	24/11/2022

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:

10/02/2023 12:33



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2022: \$1,425,000

Comparable Properties



46 Thiele St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,125,000

Method: Private Sale

Date: 07/01/2023

Property Type: House

Land Size: 660 sqm approx



25 Wetherby Rd DONCASTER 3108 (REI/VG)

Agent Comments

3 1 2

Price: \$1,150,000

Method: Private Sale

Date: 02/12/2022

Property Type: House (Res)

Land Size: 652 sqm approx



70 Shafer Rd BLACKBURN NORTH 3130
(REI/VG)

Agent Comments

4 2 1

Price: \$1,195,000

Method: Sold Before Auction

Date: 24/11/2022

Property Type: House (Res)

Land Size: 639 sqm approx