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	18 Church Road, Doncaster Vic 3108
Including suburb and	
postcode	
postcode	

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	Pro	perty 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

Add	dress 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

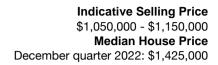
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/02/2023 12:33



McGrath

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Property Type: House (Res) **Agent Comments**

Comparable Properties



46 Thiele St DONCASTER 3108 (REI)

Price: \$1,125,000 Method: Private Sale Date: 07/01/2023 Property Type: House Land Size: 660 sqm approx **Agent Comments**



25 Wetherby Rd DONCASTER 3108 (REI/VG)





Price: \$1,150,000 Method: Private Sale Date: 02/12/2022

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments



70 Shafer Rd BLACKBURN NORTH 3130

(REI/VG)

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Price: \$1,195,000

Method: Sold Before Auction

Date: 24/11/2022

Property Type: House (Res) Land Size: 639 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



