

# 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 3/15 Robyn Street, 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 \$1,168,000

### Median sale price

Median price \$905,000 Property Type House Suburb Doncaster (3108)

Period - From 03/05/2020 to 03/05/2021 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 |
|---------------------------------------|-------------|--------------|
| 1/35-37 TRAM ROAD, DONCASTER VIC 3108 | \$1,030,000 | 04/09/2021   |
| 2/33 Highview Drive Doncaster         | \$990,000   | 03/11/2021   |
| 3a Marshall Avenue Doncaster          | \$1,057,450 | 03/09/2021   |

This Statement of Information was prepared on: 19/05/2021