

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

8 Somerville Street, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Range Between

\$1,450,000

 &

\$1,550,000

Median sale priceMedian price

\$1,604,000

 Property type

House

 Suburb

Doncaster

Period - From

July 2023

 to

Sept 2023

 Source

REIV

Comparable property sales

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. 29 Turana Street, Doncaster	\$ 1,590,000	21/10/2023
2. 9 Cason Street, Doncaster	\$ 1,640,000	29/07/2023
3. 19 Timber Ridge, Doncaster	\$ 1,450,000	21/10/2023

This Statement of Information was prepared on:

30/11/2023

Comparable properties



\$ 1,590,000

29 Turana Street, Doncaster, Victoria

DATE: 21/10/2023

PROPERTY TYPE: HOUSE

 4
  2
 2
 653 sqm



\$ 1,640,000

9 Cason Street, Doncaster, Victoria

DATE: 29/07/2023

PROPERTY TYPE: HOUSE

 5
 3
 2
 678 sqm



\$ 1,450,000

19 Timber Ridge, Doncaster, Victoria

DATE: 21/10/2023

PROPERTY TYPE: HOUSE

 4
 1
 2
 721 sqm x

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21 days on market



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