

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

5 Robyn Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2021

to

30/09/2022

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	12 Belinda Cr DONCASTER EAST 3109	\$1,500,000	15/12/2022
2	9 Braeside Dr DONCASTER 3108	\$1,500,000	17/09/2022
3	11 Burgundy Dr DONCASTER 3108	\$1,400,000	30/09/2022

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:

28/12/2022 21:49



Property Type: House (Res)

Land Size: 682 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending September 2022: \$1,510,000

Comparable Properties



12 Belinda Cr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 15/12/2022

Property Type: House

Land Size: 652 sqm approx



9 Braeside Dr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 17/09/2022

Property Type: House

Land Size: 822 sqm approx



11 Burgundy Dr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 30/09/2022

Property Type: House

Land Size: 657 sqm approx

Account - VICPROP