

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

28A DUNOON STREET DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,500

Property type

House

Suburb

Doncaster

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

24 AVOCET STREET DONCASTER EAST VIC 3109	\$1,828,888	16-Jul-22
22A ARAWATA DRIVE DONCASTER EAST VIC 3109	\$1,956,000	24-May-22
27A PARKSIDE AVENUE BOX HILL VIC 3128	\$1,846,000	03-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 08 November 2022



**24 AVOCET STREET DONCASTER
EAST VIC 3109**

4 3 -

Sold Price

\$1,828,888

Sold Date

16-Jul-22

Distance

1.65km



**22A ARAWATA DRIVE
DONCASTER EAST VIC 3109**

4 - -

Sold Price

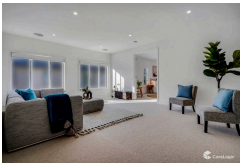
\$1,956,000

Sold Date

24-May-22

Distance

2.75km



**27A PARKSIDE AVENUE BOX HILL
VIC 3128**

4 3 1

Sold Price

^{RS}**\$1,846,000**

Sold Date

03-Sep-22

Distance

3.99km

RS = Recent sale

UN = Undisclosed Sale

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