

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

41 Bordeaux Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,830,000

&

\$1,980,000

Median sale price

Median price \$1,425,000

Property 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	Price	Date of sale
1	21 Winston Dr DONCASTER 3108	\$2,105,000	16/01/2023
2	29 Botanic Dr DONCASTER 3108	\$1,838,888	04/11/2022
3	13 Windella Qdrnt DONCASTER 3108	\$1,745,000	29/10/2022

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:

07/02/2023 16:31



 4  2  2

Property Type: House
Land Size: 661 sqm approx
Agent Comments

Indicative Selling Price
 \$1,830,000 - \$1,980,000
Median House Price
 December quarter 2022: \$1,425,000

Comparable Properties



21 Winston Dr DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$2,105,000
Method: Sold Before Auction
Date: 16/01/2023
Property Type: House (Res)
Land Size: 654 sqm approx



29 Botanic Dr DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,838,888
Method: Sold Before Auction
Date: 04/11/2022
Property Type: House (Res)
Land Size: 654 sqm approx



13 Windella Qdrnt DONCASTER 3108 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,745,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 636 sqm approx