

## 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

53 Stanton 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

\$1,098,000

### Median sale price

Median price

\$1,420,000

Property Type

House

Suburb

Doncaster

Period - From

01/01/2021

to

31/03/2021

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	13 Stanton St DONCASTER 3108	\$1,368,000	27/02/2021
2	9 Olympiad Cr BOX HILL NORTH 3129	\$1,181,000	08/05/2021
3	21 Briggs St MONT ALBERT NORTH 3129	\$1,152,000	02/03/2021

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:

27/05/2021 14:43

53 Stanton Street, Doncaster Vic 3108



first  
national  
REAL ESTATE

Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

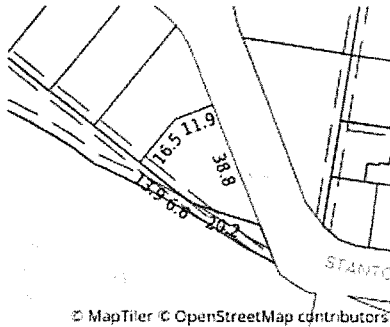
eddie@billschlink.com.au

Indicative Selling Price

\$1,098,000

Median House Price

March quarter 2021: \$1,420,000



Rooms: 9

Property Type: House

Land Size: 627 sqm approx

Agent Comments

## Comparable Properties



13 Stanton St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,368,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House

Land Size: 652 sqm approx

9 Olympiad Cr BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,181,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 675 sqm approx



21 Briggs St MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,152,000

Method: Sold Before Auction

Date: 02/03/2021

Property Type: House (Res)

Land Size: 613 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.