

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

55 Stanton Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Doncaster

Period - From 01/07/2022 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	50 Boyd St DONCASTER 3108	\$1,030,000	04/06/2022
2	6 Gregory Ct DONCASTER 3108	\$960,000	27/08/2022
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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: 08/11/2022 12:45



Property Type: House
Land Size: 648 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 September quarter 2022: \$1,400,000

Comparable Properties



50 Boyd St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 664 sqm approx



6 Gregory Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$960,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 677 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888