

# 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

8A Soderlund Drive, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,705,000

### Median sale price

Median price \$1,000,000

Property Type Townhouse

Suburb Doncaster

Period - From 05/07/2020

to

04/07/2021

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 | 105 Macedon Rd TEMPLESTOWE LOWER 3107 | \$1,620,000 | 03/07/2021   |
| 2 | 5a Fir St BULLEEN 3105                | \$1,610,000 | 04/03/2021   |
| 3 | 18a Wilsons Rd DONCASTER 3108         | \$1,670,000 | 13/01/2021   |

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:

05/07/2021 10:22



 4  3  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,550,000 - \$1,705,000

**Median Townhouse Price**

05/07/2020 - 04/07/2021: \$1,000,000

## Comparable Properties



**105 Macedon Rd TEMPLESTOWE LOWER  
3107 (REI)**

Agent Comments

 4  4  2

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** House (Res)

**Land Size:** 298 sqm approx



**5a Fir St BULLEEN 3105 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,610,000

**Method:** Expression of Interest

**Date:** 04/03/2021

**Property Type:** House (Res)

**Land Size:** 384 sqm approx



**18a Wilsons Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,670,000

**Method:** Private Sale

**Date:** 13/01/2021

**Property Type:** Townhouse (Res)

**Land Size:** 418 sqm approx