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	15 Meadowbank Avenue, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,340,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/10/2020	to	31/12/2020		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

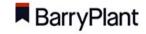
Add	dress of comparable property	Price	Date of sale
1	13 Kneale Dr BOX HILL NORTH 3129	\$1,275,000	20/02/2021
2	6 Belinda Cr DONCASTER EAST 3109	\$1,220,000	20/03/2021
3	39 Daly St DONCASTER EAST 3109	\$1,200,000	03/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/04/2021 15:11





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Rooms: 5

Property Type: House **Land Size:** 716 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price

December quarter 2020: \$1,340,000

Comparable Properties



13 Kneale Dr BOX HILL NORTH 3129 (REI)

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Price: \$1,275,000 **Method:** Auction Sale **Date:** 20/02/2021

Property Type: House (Res)

Agent Comments



6 Belinda Cr DONCASTER EAST 3109 (REI)

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Price: \$1,220,000 **Method:** Auction Sale **Date:** 20/03/2021

Property Type: House (Res) **Land Size:** 650 sqm approx

Agent Comments



39 Daly St DONCASTER EAST 3109 (VG)

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Price: \$1,200,000 Method: Sale Date: 03/11/2020

Property Type: House (Res) **Land Size:** 764 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



