

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

15 Meadowbank Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,340,000

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/04/2021 15:11



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)

[Agent Comments](#)



Price: \$1,275,000
Method: Auction Sale
Date: 20/02/2021
Property Type: House (Res)



6 Belinda Cr DONCASTER EAST 3109 (REI)

[Agent Comments](#)



Price: \$1,220,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 650 sqm approx



39 Daly St DONCASTER EAST 3109 (VG)

[Agent Comments](#)



Price: \$1,200,000
Method: Sale
Date: 03/11/2020
Property Type: House (Res)
Land Size: 764 sqm approx