

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

2B Elm Tree Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,550,000

&

\$1,600,000

Median sale price

Median price \$1,505,000

Property Type House

Suburb Doncaster

Period - From 01/01/2022

to 31/03/2022

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	1/9 Morris St DONCASTER 3108	\$1,559,500	07/05/2022
2	59a Leeds St DONCASTER EAST 3109	\$1,600,000	07/05/2022
3	3 Boyd St DONCASTER 3108	\$1,508,000	04/12/2021

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:

27/05/2022 17:50



 4  3  2

Property Type: House (Res)

Land Size: 233 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,600,000

Median House Price

March quarter 2022: \$1,505,000

Comparable Properties



1/9 Morris St DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,559,500

Method: Auction Sale

Date: 07/05/2022

Property Type: Townhouse (Res)

Land Size: 326 sqm approx



59a Leeds St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 07/05/2022

Property Type: Townhouse (Res)

Land Size: 381 sqm approx



3 Boyd St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,508,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 402 sqm approx

Account - Barry Plant | P: 03 9842 8888