

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

5 Glenfern Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/07/2021

to

30/09/2021

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	18 Rhonda St DONCASTER 3108	\$1,500,000	17/10/2021
2	5 Bernice St DONCASTER 3108	\$1,496,000	09/10/2021
3	23 Philip Av DONCASTER 3108	\$1,452,000	30/10/2021

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:

23/11/2021 16:27



 3  2  2

Property Type: House
Land Size: 730 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
September quarter 2021: \$1,500,000

Comparable Properties



18 Rhonda St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,500,000
Method: Auction Sale
Date: 17/10/2021
Property Type: House (Res)
Land Size: 651 sqm approx



5 Bernice St DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,496,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 648 sqm approx



23 Philip Av DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,452,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 760 sqm approx