

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

45 Dunoon Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,052,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

05/02/2022

to

04/02/2023

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	2/9 Narallah Gr BOX HILL NORTH 3129	\$1,170,000	29/10/2022
2	2/7 Sharon St DONCASTER 3108	\$1,140,000	26/12/2022
3	14 Devon Dr DONCASTER EAST 3109	\$1,138,000	13/08/2022

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:

05/02/2023 14:48



3 2 2

Property Type:
Agent Comments

Indicative Selling Price

\$1,150,000

Median Townhouse Price

05/02/2022 - 04/02/2023: \$1,052,000

Comparable Properties

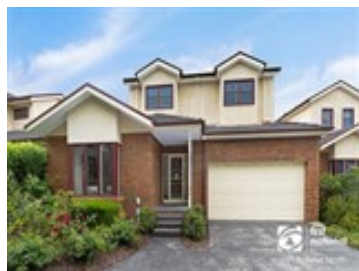


2/9 Narallah Gr BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,170,000
Method: Auction Sale
Date: 29/10/2022
Property Type: Unit
Land Size: 319 sqm approx



2/7 Sharon St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,140,000
Method: Private Sale
Date: 26/12/2022
Property Type: Townhouse (Single)



14 Devon Dr DONCASTER EAST 3109 (REI/VG) Agent Comments

3 2 2

Price: \$1,138,000
Method: Private Sale
Date: 13/08/2022
Property Type: House
Land Size: 396 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802