

# 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

2a Marroo Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,718,000

### Median sale price

Median price

\$1,000,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

11/11/2023

to

10/11/2024

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	36 Bordeaux St DONCASTER 3108	\$1,680,000	24/08/2024
2	7 Woodland St DONCASTER 3108	\$1,825,000	29/06/2024
3	22 Verdant Cr DONCASTER 3108	\$2,245,000	15/05/2024

**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:

11/11/2024 11:15



4
 3
 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,718,000

**Median Townhouse Price**

11/11/2023 - 10/11/2024: \$1,000,000

## Comparable Properties



**36 Bordeaux St DONCASTER 3108 (REI)**

Agent Comments

4
 3
 2

**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 24/08/2024

**Property Type:** Townhouse (Res)



**7 Woodland St DONCASTER 3108 (REI)**

Agent Comments

4
 3
 2

**Price:** \$1,825,000

**Method:** Auction Sale

**Date:** 29/06/2024

**Property Type:** Townhouse (Res)



**22 Verdant Cr DONCASTER 3108 (REI/VG)**

Agent Comments

4
 4
 2

**Price:** \$2,245,000

**Method:** Private Sale

**Date:** 15/05/2024

**Property Type:** House

**Land Size:** 372 sqm approx

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