

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

23 Menarra Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,523,500

Property Type

House

Suburb

Doncaster

Period - From

04/06/2021

to

03/06/2022

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.

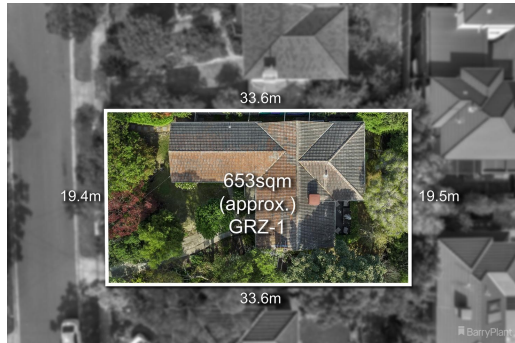
	Address of comparable property	Price	Date of sale
1	7 Somerville St DONCASTER 3108	\$1,520,500	12/03/2022
2	11 Dion St DONCASTER 3108	\$1,500,000	09/04/2022
3	2 Howard Ct DONCASTER 3108	\$1,456,000	12/04/2022

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:

04/06/2022 12:04



 5  3  3

Property Type: House
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price

\$1,495,000

Median House Price

04/06/2021 - 03/06/2022: \$1,523,500

Comparable Properties



7 Somerville St DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,520,500
Method: Auction Sale
Date: 12/03/2022
Property Type: House (Res)
Land Size: 762 sqm approx



11 Dion St DONCASTER 3108 (REI)

Agent Comments

 4  1  2

Price: \$1,500,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 728 sqm approx



2 Howard Ct DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,456,000
Method: Sold Before Auction
Date: 12/04/2022
Property Type: House (Res)
Land Size: 647 sqm approx