

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

43 Walker Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Doncaster

Period - From 01/04/2021

to

30/06/2021

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	11 Botanic Dr DONCASTER 3108	\$1,540,000	29/05/2021
2	10 Windella Qdrnt DONCASTER 3108	\$1,522,000	16/08/2021
3			

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:

12/10/2021 12:17



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
June quarter 2021: \$1,460,000

Comparable Properties



11 Botanic Dr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,540,000
Method: Auction Sale
Date: 29/05/2021
Property Type: House (Res)
Land Size: 647 sqm approx



10 Windella Qdrnt DONCASTER 3108 (REI)

Agent Comments



Price: \$1,522,000
Method: Sold Before Auction
Date: 16/08/2021
Property Type: House (Res)
Land Size: 652 sqm approx

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.

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