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

1 Bordeaux Street, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,790,000		&		\$1,880,000			
Median sale p	rice							
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	12 Murphy Rd DONCASTER EAST 3109	\$1,323,500	05/10/2024
2	6 Rosa St TEMPLESTOWE LOWER 3107	\$1,435,000	15/09/2024
3	12 Fairway Rd DONCASTER 3108	\$1,540,000	14/09/2024

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:

11/10/2024 09:14









Property Type: House (Res) **Land Size:** 644 sqm approx Agent Comments Indicative Selling Price \$1,790,000 - \$1,880,000 Median House Price June quarter 2024: \$1,550,000

Comparable Properties



12 Murphy Rd DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,323,500 Method: Auction Sale Date: 05/10/2024 Property Type: House (Res)



6 Rosa St TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,435,000 Method: Private Sale Date: 15/09/2024 Property Type: House (Res) Land Size: 954 sqm approx



12 Fairway Rd DONCASTER 3108 (REI)



Agent Comments

Price: \$1,540,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 774 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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