

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 consumer.vic.gov.au/underquoting

Range between \$1,790,000 & \$1,880,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 01/04/2024 to 30/06/2024 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	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



 4  2  2

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**

 4  3  2

Price: \$1,323,500

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)



6 Rosa St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  2  4

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**

 4  1  2

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