

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

54 Members Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,256,400

Property Type House

Suburb Doncaster

Period - From 01/04/2019

to

31/03/2020

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	5/46 Somerville St DONCASTER 3108	\$1,225,000	17/03/2020
2	58 Riverview Tce BULLEEN 3105	\$1,200,000	06/05/2020
3	3/24 Studley St DONCASTER 3108	\$1,160,000	23/04/2020

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:

10/06/2020 17:10



4
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 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2020: \$1,256,400

Comparable Properties

5/46 Somerville St DONCASTER 3108 (REI/VG) Agent Comments

3
 3
 2

Price: \$1,225,000

Method: Private Sale

Date: 17/03/2020

Property Type: Townhouse (Res)



58 Riverview Tce BULLEEN 3105 (REI)

Agent Comments

4
 3
 2

Price: \$1,200,000

Method: Private Sale

Date: 06/05/2020

Property Type: House (Res)

Land Size: 392 sqm approx



3/24 Studley St DONCASTER 3108 (REI)

Agent Comments

3
 2
 2

Price: \$1,160,000

Method: Private Sale

Date: 23/04/2020

Property Type: Townhouse (Single)