

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

16 Dunoon Street, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$ 1,350,000

Median sale priceMedian price

\$1,400,000

Property type

House

Suburb

Doncaster

Period - From

1/7/2022

to

30/9/2022

Source

REIV

Comparable property sales

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 46 Coolabah Street, Doncaster	\$ 1,450,000	3/6/2022
2 31 Bellara Street, Doncaster	\$ 1,390,000	6/7/2022
3 15 Daly Street, Doncaster East	\$ 1,390,000	1/10/2022

This Statement of Information was prepared on:

26/11/2022

Comparable properties



\$1,450,000

46 Coolabah Street, Doncaster, Victoria

DATE: 3/6/2022

PROPERTY TYPE: HOUSE



4



3



2



659 sqm



\$1,390,000

31 Bellara Street, Doncaster, Victoria

DATE: 6/7/2022

PROPERTY TYPE: HOUSE



3



1



1



709 sqm



\$1,390,000

15 Daly Steet, Doncaster East, Victoria

DATE: 1/10/2022

PROPERTY TYPE: HOUSE



3



1



2



773 sqm x

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21 days on market



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