

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

14 Boyd Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,287,500

Property Type House

Suburb Doncaster

Period - From 01/01/2020

to 31/12/2020

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	121 High St DONCASTER 3108	\$1,340,000	12/12/2020
2	70 Shannon St BOX HILL NORTH 3129	\$1,330,000	24/09/2020
3	1 Thomas Ct DONCASTER 3108	\$1,300,000	29/09/2020

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:

01/02/2021 19:49



3 2 2

Property Type:
Land Size: 699 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending December 2020: \$1,287,500

Comparable Properties



121 High St DONCASTER 3108 (REI)

Agent Comments

5 2 2

Price: \$1,340,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 1068 sqm approx



70 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 3

Price: \$1,330,000
Method: Private Sale
Date: 24/09/2020
Property Type: House (Res)
Land Size: 687 sqm approx



1 Thomas Ct DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Private Sale
Date: 29/09/2020
Property Type: Land (Res)
Land Size: 950 sqm approx