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	14 Boyd Street, Doncaster Vic 3108
Including suburb and	
postcode	

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	Pro	perty Type	louse		Suburb	Doncaster
Period - From	01/01/2020	to	31/12/2020	S	ource	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.

Ad	dress 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

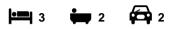
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/02/2021 19:49









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)



Price: \$1,340,000 Method: Auction Sale Date: 12/12/2020

Property Type: House (Res) Land Size: 1068 sqm approx Agent Comments



70 Shannon St BOX HILL NORTH 3129 (REI)







Price: \$1,330,000 Method: Private Sale Date: 24/09/2020

Property Type: House (Res) Land Size: 687 sqm approx

Agent Comments



1 Thomas Ct DONCASTER 3108 (REI/VG)





Price: \$1,300,000 Method: Private Sale Date: 29/09/2020

Property Type: Land (Res) Land Size: 950 sqm approx Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



