

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

78 Rathmullen Quadrant, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 06/02/2022

to

05/02/2023

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	1 Netley Rise DONCASTER 3108	\$1,425,000	17/12/2022
2	94 Rathmullen Qdrnt DONCASTER 3108	\$1,408,000	01/09/2022
3	11 Burgundy Dr DONCASTER 3108	\$1,400,000	30/09/2022

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:

06/02/2023 11:15



4
 2
 2

Property Type: House
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,450,000
Median House Price
 06/02/2022 - 05/02/2023: \$1,500,000

Comparable Properties



1 Netley Rise DONCASTER 3108 (REI)

Agent Comments

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Price: \$1,425,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 676 sqm approx



94 Rathmullen Qdrnt DONCASTER 3108 (REI/VG)

Agent Comments

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 2

Price: \$1,408,000
Method: Sold Before Auction
Date: 01/09/2022
Property Type: House (Res)
Land Size: 654 sqm approx



11 Burgundy Dr DONCASTER 3108 (REI/VG)

Agent Comments

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 2

Price: \$1,400,000
Method: Private Sale
Date: 30/09/2022
Property Type: House
Land Size: 657 sqm approx

Account - VICPROP