Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	75 Turana 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	\$1,600,000	&	\$1,690,000
Range between	\$1,600,000	&	\$1,690,000

Median sale price

Median price	\$1,460,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/04/2021	to	30/06/2021		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

	aress of comparable property	1 1100	Date of Sale
1	909 Doncaster Rd DONCASTER EAST 3109	\$1,690,000	03/07/2021
2	10 Ada St DONCASTER 3108	\$1,630,000	14/08/2021
3	1 Maverick CI DONCASTER 3108	\$1,600,000	16/09/2021

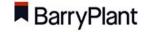
OR

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:	04/10/2021 16:07



Date of sale







Property Type: House Land Size: 650 sqm approx **Agent Comments**

Indicative Selling Price \$1,600,000 - \$1,690,000 **Median House Price** June guarter 2021: \$1,460,000

Comparable Properties



909 Doncaster Rd DONCASTER EAST 3109

(REI/VG)



Price: \$1,690,000 Method: Auction Sale Date: 03/07/2021

Property Type: House (Res) Land Size: 701 sqm approx

Agent Comments





Price: \$1,630,000

Method: Sold Before Auction

Date: 14/08/2021

Property Type: House (Res) Land Size: 674 sqm approx Agent Comments



1 Maverick CI DONCASTER 3108 (REI)

Price: \$1,600,000

Method: Sold Before Auction

Date: 16/09/2021

Property Type: House (Res) Land Size: 679 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



