

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 44 Somerville Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$2,900,000

&

\$3,100,000

Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Doncaster (3108)

Period - From

12/04/2022

to

12/04/2023

Source

Realestate

Comparable property sales

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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
76 MILLICENT AVENUE, BULLEEN VIC 3105	\$2,783,000	09/09/2023
13 HILLSIDE ROAD, BULLEEN VIC 3105	\$3,020,000	08/07/2023
23 CRAWFORD ROAD, TEMPLESTOWE LOWER VIC 3107	\$2,950,000	29/08/2023

This Statement of Information was prepared on: 02/11/2023