Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3/6 Mervyn Street, Doncaster Vic 3108
Including suburb and	

Including suburb and postcode postcode

Indicative selling price

Property offered for sale

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

Single price \$1,400,000

Median sale price

Median price	\$1,056,000	Pro	perty Type	Townhouse		Suburb	Doncaster
Period - From	27/03/2022	to	26/03/2023		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 sixmonths 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	2/135 Ayr St DONCASTER 3108	\$1,411,800	08/10/2022
2			
3			

OR

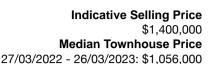
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/03/2023 18:43





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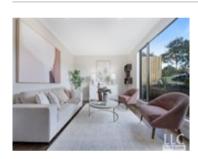




Property Type: Land Size: 203 sqm approx

Agent Comments

Comparable Properties



2/135 Ayr St DONCASTER 3108 (REI)

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3

2

Price: \$1,411,800 Method: Auction Sale

Date: 08/10/2022 Property Type: Townhouse (Res) Agent Comments

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.

Account - VICPROP



