

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

3/46 Somerville Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,170,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

22/08/2022

to

21/08/2023

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	30 Sunrise Cr TEMPLESTOWE LOWER 3107	\$1,130,000	18/08/2023
2	3/12 Curlew Ct DONCASTER 3108	\$1,100,000	05/08/2023
3	1/17 High St DONCASTER 3108	\$1,095,000	05/08/2023

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:

22/08/2023 17:17



3 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,100,000

Median Townhouse Price

22/08/2022 - 21/08/2023: \$1,170,000

Comparable Properties



30 Sunrise Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,130,000

Method: Sold Before Auction

Date: 18/08/2023

Property Type: Townhouse (Res)

Land Size: 262 sqm approx



3/12 Curlew Ct DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 05/08/2023

Property Type: Townhouse (Single)



1/17 High St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,095,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)