Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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	Prope	erty Type Tov	vnhouse	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

Add	dress 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 comparableproperties 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













Property Type: Townhouse

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)

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Price: \$1,130,000

Method: Sold Before Auction

Date: 18/08/2023

Property Type: Townhouse (Res) Land Size: 262 sqm approx

Agent Comments

3/12 Curlew Ct DONCASTER 3108 (REI)

-3







Price: \$1,100,000 Method: Private Sale Date: 05/08/2023

Property Type: Townhouse (Single)

Agent Comments



1/17 High St DONCASTER 3108 (REI)





Price: \$1,095,000 Method: Auction Sale Date: 05/08/2023

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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