

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

761 Doncaster Road, Doncaster VIC 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,400,000

Median sale priceMedian price

\$1,160,000

Property type

HOUSE

Suburb

Doncaster

Period - From

MAR 2021

to Source

REIV

Comparable property sales

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
17 Lauer Street, Doncaster	\$1,338,000	05/03/2021
49 Victoria Street, Doncaster	\$1,351,000	27/03/2021
20 Larkspur Avenue, Doncaster	\$1,349,000	27/03/2021

This Statement of Information was prepared on:

27/05/2021

Comparable properties



\$1,338,000

17 Lauer Street, Doncaster, Victoria

DATE: 05.03.2021

PROPERTY TYPE: House

 4  1
 3  651 sqm



\$1,351,000

49 Victoria Street, Doncaster, Victoria

DATE: 27.03.2021

PROPERTY TYPE: House

 3  2
 2  665 sqm



\$1,349,000

20 Larkspur Avenue, Doncaster, Victoria

DATE: 27.03.2021

PROPERTY TYPE: House

 3  1
 2  725 sqm x

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21 days on market



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