

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

28 Dunoon Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,077,500

Property Type Townhouse

Suburb Doncaster

Period - From 02/09/2021

to

01/09/2022

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	37 Finlayson St DONCASTER 3108	\$1,867,000	05/03/2022
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:

02/09/2022 14:49



Rooms: 5
Property Type: House (Res)
Land Size: 806 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median Townhouse Price
02/09/2021 - 01/09/2022: \$1,077,500

Comparable Properties



37 Finlayson St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,867,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Townhouse (Res)
Land Size: 360 sqm approx

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.