## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| 58 Board Street, Doncaster Vic 3108 |
|-------------------------------------|
|                                     |
|                                     |
|                                     |
|                                     |

### Indicative selling price

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

| Range between \$1,200,000 | & | \$1,300,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

### Median sale price

| Median price  | \$1,420,000 | Pro | perty Type | House |        | Suburb | Doncaster |
|---------------|-------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/01/2021  | to  | 31/03/2021 |       | 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

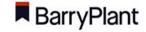
| Add | dress of comparable property     | Price       | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1   | 46 Coolabah St DONCASTER 3108    | \$1,300,000 | 20/04/2021   |
| 2   | 4 Wonuka Ct DONCASTER EAST 3109  | \$1,283,000 | 02/12/2020   |
| 3   | 28 Daphne St DONCASTER EAST 3109 | \$1,260,000 | 13/01/2021   |

#### 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: | 18/05/2021 16:51 |
|--|------------------|









Property Type: House (Previously Occupied - Detached) Land Size: 647 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** March quarter 2021: \$1,420,000

# Comparable Properties



46 Coolabah St DONCASTER 3108 (REI)





Price: \$1,300,000 Method: Private Sale Date: 20/04/2021

Property Type: House (Res)

**Agent Comments** 



4 Wonuka Ct DONCASTER EAST 3109 (VG)





Price: \$1,283,000 Method: Sale Date: 02/12/2020

Property Type: House (Res) Land Size: 740 sqm approx

Agent Comments



28 Daphne St DONCASTER EAST 3109 (REI)





Price: \$1,260,000

Method: Sold Before Auction

Date: 13/01/2021

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



