

## 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

3/1 Braeside Drive, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$995,000

### Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/10/2021

to

31/12/2021

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	Price	Date of sale
1	14 Saxon St DONCASTER 3108	\$1,040,000	05/10/2021
2	5/6-8 Ayr St DONCASTER 3108	\$1,013,000	23/10/2021
3	1/24 Bayley Gr DONCASTER 3108	\$980,000	22/11/2021

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:

05/03/2022 08:36

3/1 Braeside Drive, Doncaster Vic 3108



first  
national  
BILL SCHLINK

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**Indicative Selling Price**

\$995,000

**Median Unit Price**

December quarter 2021: \$715,000



**Rooms:** 7

**Property Type:** Flat

**Agent Comments**

## Comparable Properties



**14 Saxon St DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 05/10/2021

**Property Type:** House (Res)



**5/6-8 Ayr St DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$1,013,000

**Method:** Auction Sale

**Date:** 23/10/2021

**Property Type:** Unit



**1/24 Bayley Gr DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$980,000

**Method:** Private Sale

**Date:** 22/11/2021

**Property Type:** Townhouse (Single)

**Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241**



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