# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

464 Doncaster Road, Doncaster Vic 3108

#### Indicative selling price

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

Range between \$1,400,000 & \$1,500,000	Range between	\$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,604,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Walker St DONCASTER 3108	\$1,500,000	29/04/2023
2	15 Ayr St DONCASTER 3108	\$1,433,000	10/06/2023
3	74 Whittens La DONCASTER 3108	\$1,331,500	05/08/2023

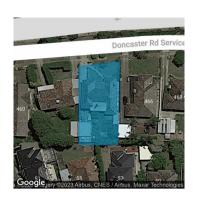
#### OR

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:	23/10/2023 13:56









Property Type: House Land Size: 673 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median House Price** September quarter 2023: \$1,604,000

# Comparable Properties



2 Walker St DONCASTER 3108 (REI/VG)





Price: \$1,500,000 Method: Auction Sale Date: 29/04/2023

Property Type: House (Res) Land Size: 715 sqm approx

**Agent Comments** 



15 Ayr St DONCASTER 3108 (REI/VG)







Price: \$1,433,000 Method: Auction Sale Date: 10/06/2023

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments



74 Whittens La DONCASTER 3108 (REI)





Price: \$1,331,500 Method: Auction Sale Date: 05/08/2023

Property Type: House (Res) Land Size: 730 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



