

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

5 Bernice Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,180,000

&

\$1,240,000

Median sale price

Median price \$1,382,000

Property Type House

Suburb Doncaster

Period - From 01/07/2020

to 30/06/2021

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	16 Panorama Ct BULLEEN 3105	\$1,235,000	27/06/2021
2	32 Prospect Rd BULLEEN 3105	\$1,232,000	27/03/2021
3	6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,200,000	07/04/2021

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:

09/09/2021 12:45



3 1 1

Property Type: House (Previously Occupied - Detached)

Land Size: 648 sqm approx

Agent Comments

Comparable Properties



16 Panorama Ct BULLEEN 3105 (REI)

Agent Comments

3 1 2

Price: \$1,235,000

Method: Auction Sale

Date: 27/06/2021

Property Type: House (Res)

Land Size: 677 sqm approx



32 Prospect Rd BULLEEN 3105 (REI/VG)

Agent Comments

3 1 2

Price: \$1,232,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 600 sqm approx



6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Private Sale

Date: 07/04/2021

Property Type: House (Res)

Land Size: 652 sqm approx