

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

12 Elm Tree 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

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2022

to

30/06/2022

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	13 Eildon St DONCASTER 3108	\$1,420,000	07/06/2022
2	31 Bellara St DONCASTER 3108	\$1,390,000	08/07/2022
3	38 Rathmullen Qdrnt DONCASTER 3108	\$1,373,000	30/06/2022

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:

21/07/2022 14:49



 3  1  2

Property Type: House
Land Size: 727 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
June quarter 2022: \$1,500,000

Comparable Properties



13 Eildon St DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,420,000
Method: Private Sale
Date: 07/06/2022
Property Type: House (Res)
Land Size: 750 sqm approx



31 Bellara St DONCASTER 3108 (REI)

Agent Comments

 3  1  1

Price: \$1,390,000
Method: Sold Before Auction
Date: 08/07/2022
Property Type: House (Res)
Land Size: 710 sqm approx



38 Rathmullen Qdrnt DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,373,000
Method: Sold Before Auction
Date: 30/06/2022
Property Type: House (Res)
Land Size: 657 sqm approx