

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

40 Dunoon Street, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,600,000

Median sale priceMedian price

\$ 1,440,000

Property type

House

Suburb

Doncaster

Period - From

1/1/2023

to

31/3/2023

Source

REIV

Comparable property sales

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. 9 Daly Street, Doncaster	\$ 1,508,000	16/4/2023
2. 11 Bellara Street, Doncaster	\$ 1,436,000	22/4/2023
3. 2 Walker Street, Doncaster	\$ 1,500,000	29/4/2023

This Statement of Information was prepared on:

29/05/2023

Comparable properties



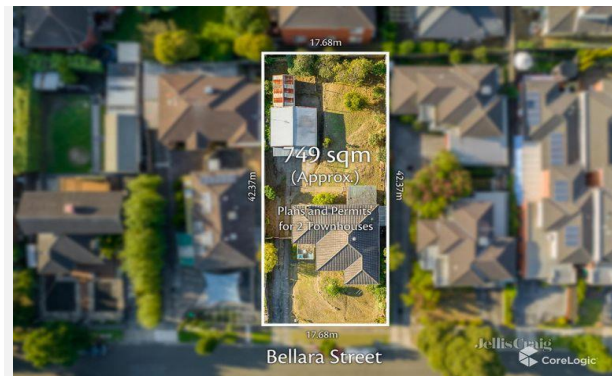
\$ 1,508,000

9 Daly Street, Doncaster, Victoria

DATE: 16/4/2023

PROPERTY TYPE: HOUSE

 3
  1
 2
  765 sqm



\$ 1,436,000

11 Bellara Street, Doncaster, Victoria

DATE: 22/4/2023

PROPERTY TYPE: HOUSE

 3
  2
 2
  749 sqm



\$ 1,500,000

2 Walker Street, Doncaster, Victoria

DATE: 29/4/2023

PROPERTY TYPE: HOUSE

 4
  2
 2
  724 sqm x

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21 days on market



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