

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

39 Roseland Grove, Doncaster

Indicative selling price

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

Single price

\$ 1,500,000

Median sale price

Median price

\$1,500,000

Property type

House

Suburb

Doncaster

Period - From

March 2022

to

June 2022

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 20 Clancys Lane, Doncaster	\$ 1,438,000	160/3/2022
2 52 Winston Drive, Doncaster	\$ 1,575,000	9/04/2022
3 13 Old Orchard Way, Doncaster	\$ 1,400,000	25/03/2022

This Statement of Information was prepared on:

31/08/2022

Comparable properties



\$1,438,000

20 Clancys Lane, Doncaster, Victoria

DATE: 16/03/2022

PROPERTY TYPE: HOUSE



4



2



2



661 sqm



\$1,575,000

52 Winston Drive, Doncaster, Victoria

DATE: 9/04/2022

PROPERTY TYPE: HOUSE



4



2



2



712 sqm



\$1,400,000

13 Old Orchard Way, Doncaster, Victoria

DATE: 25/03/2022

PROPERTY TYPE: HOUSE



4



1



1



649 sqm x

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Our Difference



Average of only
21 days on market



We pay your
marketing fees



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guarantee