

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

25 Soderlund Drive, Doncaster VIC 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingRange Between

\$1,350,000

 &

\$1,450,000

Median sale priceMedian price

\$1,260,000

 Property type

House

 Suburb

Doncaster

Period - From

July 20

 to

Sept 20

 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
6 Buckingham Crescent, Doncaster 3018	\$1,403,000	24/12/2020
51 Boyd Street, Doncaster 3108	\$1,382,000	15/15/2020
15 Harcourt Street, Doncaster 3108	\$1,380,000	19/12/2020

This Statement of Information was prepared on:

15/01/2021

Comparable properties



\$1,403,000

6 Buckingham Crescent, Doncaster, Victoria

DATE: 24.12.2020

PROPERTY TYPE: House

 4  2
 2  728 sqm x



\$1,382,000

51 Boyd Street, Doncaster, Victoria

DATE: 12.12.2020

PROPERTY TYPE: House

 4  2
 2  646 sqm



\$1,380,000

15 Harcourt Street, Doncaster, Victoria

DATE: 19.12.2020

PROPERTY TYPE: House

 5  3
 2  652 sqm x

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Our Difference



Average of only
21 days on market



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marketing fees



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