Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 91 Church Road, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,590,000			
Median sale pi	rice							
Median price	\$1,480,000	Pro	operty Type	Ηοι	ise		Suburb	Doncaster
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	18 Acheron St DONCASTER 3108	\$1,591,000	20/03/2023
2	16 Hampshire Rd DONCASTER 3108	\$1,501,000	11/02/2023
3	12 Belinda Cr DONCASTER EAST 3109	\$1,500,000	15/12/2022

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.

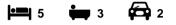
This Statement of Information was prepared on:

13/04/2023 20:38









Property Type: House Land Size: 637 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,590,000 Median House Price Year ending December 2022: \$1,480,000

Comparable Properties



18 Acheron St DONCASTER 3108 (REI)

16 Hampshire Rd DONCASTER 3108 (REI)

1 1

Price: \$1,591,000 Method: Private Sale Date: 20/03/2023 Property Type: House Land Size: 655 sqm approx

Agent Comments

Agent Comments



Price: \$1,501,000 Method: Auction Sale Date: 11/02/2023 Property Type: House (Res) Land Size: 654 sqm approx

3



12 Belinda Cr DONCASTER EAST 3109 (REI/VG)



Price: \$1,500,000 Method: Private Sale Date: 15/12/2022 Property Type: House Land Size: 652 sqm approx Agent Comments

Account - VICPROP



propertydata

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