### 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	18 Finlayson Street, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,410,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/10/2024	to	31/12/2024		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

Address of comparable property		Price	Date of sale
1	39 Finlayson St DONCASTER 3108	\$1,390,000	23/11/2024
2	16 Mcleod St DONCASTER 3108	\$1,222,500	07/09/2024
3	31 Finlayson St DONCASTER 3108	\$1,600,000	29/08/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/03/2025 17:14





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**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** December quarter 2024: \$1,410,000



Property Type: House

Land Size: 725 sqm approx

**Agent Comments** 

# Comparable Properties



39 Finlayson St DONCASTER 3108 (REI)

Price: \$1,390,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 721 sqm approx

**Agent Comments** 



16 Mcleod St DONCASTER 3108 (REI)

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Agent Comments

Price: \$1,222,500

Method: Sold Before Auction

Date: 07/09/2024

Property Type: House (Res) Land Size: 725 sqm approx

31 Finlayson St DONCASTER 3108 (REI)

**Agent Comments** 

Price: \$1,600,000

Method: Sold Before Auction

Date: 29/08/2024

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888





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