

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

15A Henry Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$998,000

Median sale price

Median price

\$1,116,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

28/03/2021

to

27/03/2022

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	Price	Date of sale
1	14 Saxon St DONCASTER 3108	\$1,040,000	05/10/2021
2	2/24 Bayley Gr DONCASTER 3108	\$1,035,000	06/11/2021
3	31 Harvest Ct DONCASTER 3108	\$1,000,000	22/12/2021

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:

28/03/2022 10:57



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$998,000

Median Townhouse Price

28/03/2021 - 27/03/2022: \$1,116,000

Comparable Properties



14 Saxon St DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,040,000

Method: Private Sale

Date: 05/10/2021

Property Type: House (Res)

Land Size: 216 sqm approx



2/24 Bayley Gr DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,035,000

Method: Auction Sale

Date: 06/11/2021

Property Type: Townhouse (Res)



31 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,000,000

Method: Private Sale

Date: 22/12/2021

Property Type: Townhouse (Res)