

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

61 The Boulevard, Doncaster

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

\$1,600,000

Median sale priceMedian price

\$1,440,000

Property type

House

Suburb

Doncaster

Period - From

1/1/2023

to

31/3/2023

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. 11 Harvell Court, Doncaster	\$ 1,621,000	30/7/2022
2. 45 The Boulevard, Doncaster	\$ 1,550,000	28/10/2022
3. 254 Church Road, Templestowe	\$ 1,560,000	23/7/2022

This Statement of Information was prepared on:

16/05/2023

Comparable properties



\$ 1,621,000

11 Harvell Court, Doncaster, Victoria

DATE: 30/7/2022

PROPERTY TYPE: HOUSE



3



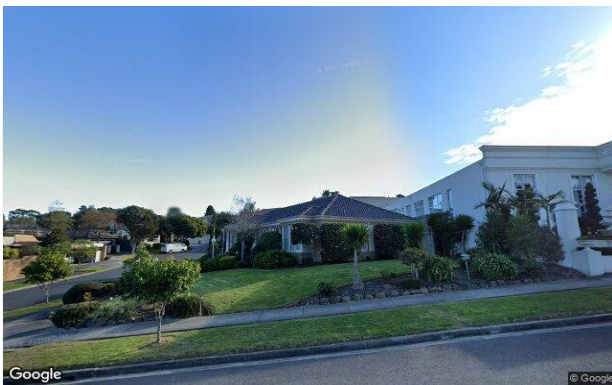
3



2



675 sqm



\$ 1,550,000

45 The Boulevarde, Doncaster, Victoria

DATE: 28/10/2022

PROPERTY TYPE: HOUSE



3



2



2



786 sqm



\$ 1,560,000

254 Church Road, Templestowe, Victoria

DATE: 23/7/2023

PROPERTY TYPE: HOUSE



4



2



2



658 sqm x

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Average of only
21 days on market



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guarantee