

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

96A Rathmullen Quadrant, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,120,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

16/05/2022

to

15/05/2023

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	13 Monaco St DONCASTER 3108	\$1,585,000	18/03/2023
2	39a Bordeaux St DONCASTER 3108	\$1,495,000	30/12/2022
3	5a Dion St DONCASTER 3108	\$1,390,000	20/03/2023

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:

16/05/2023 15:45



 4  2  2

Property Type: Townhouse

Land Size: 312 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Townhouse Price

16/05/2022 - 15/05/2023: \$1,120,000

Comparable Properties



13 Monaco St DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,585,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Townhouse (Res)

Land Size: 367 sqm approx



39a Bordeaux St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,495,000

Method: Private Sale

Date: 30/12/2022

Property Type: Townhouse (Single)

Land Size: 330 sqm approx



5a Dion St DONCASTER 3108 (REI)

Agent Comments

 4  2  3

Price: \$1,390,000

Method: Private Sale

Date: 20/03/2023

Property Type: Townhouse (Single)

Land Size: 315 sqm approx