

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

6 BORDEAUX STREET DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$1,600,000

&

\$1,680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,540,000

Property type

House

Suburb

Doncaster

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

9 CASON STREET DONCASTER VIC 3108	\$1,640,000	29-Jul-23
46 TURANA STREET DONCASTER VIC 3108	\$1,621,000	09-Dec-23
64 RATHMULLEN QUADRANT DONCASTER VIC 3108	\$1,608,000	05-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 16 January 2024



9 CASON STREET DONCASTER VIC 3108 Sold Price **\$1,640,000** Sold Date **29-Jul-23**

 5  3  2

Distance **0.6km**



46 TURANA STREET DONCASTER VIC 3108 Sold Price ^{RS} **\$1,621,000** Sold Date **09-Dec-23**

 4  2  2

Distance **0.79km**



64 RATHMULLEN QUADRANT DONCASTER VIC 3108 Sold Price **\$1,608,000** Sold Date **05-Aug-23**

 5  2  2

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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