

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

16 Mcleod Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,569,000

Property Type House

Suburb Doncaster

Period - From 01/07/2023

to

30/06/2024

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	Price	Date of sale
1	748 Elgar Rd DONCASTER 3108	\$1,150,000	23/07/2024
2	1/16 Lindsay St BULLEEN 3105	\$1,160,000	22/04/2024
3	44 Stanton St DONCASTER 3108	\$1,130,000	17/04/2024

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:

12/08/2024 11:08



Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



748 Elgar Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 23/07/2024

Rooms: 6

Property Type: House (Res)

Land Size: 685 sqm approx



1/16 Lindsay St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,160,000

Method: Private Sale

Date: 22/04/2024

Property Type: House

Land Size: 506 sqm approx



44 Stanton St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,130,000

Method: Private Sale

Date: 17/04/2024

Property Type: House (Res)

Land Size: 264 sqm approx