

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

20 Braeside Drive, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,365,000

Median sale price

Median price

\$1,565,000

Property Type

House

Suburb

Doncaster

Period - From

01/01/2024

to

31/03/2024

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	30 Glenda St DONCASTER 3108	\$1,390,000	23/02/2024
2	36 Marianne Way DONCASTER 3108	\$1,350,000	01/04/2024
3	3 Paul St DONCASTER 3108	\$1,270,000	24/02/2024

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:

27/05/2024 14:58



 3  2  2

Property Type: House (Res)

Land Size: 687 sqm approx

Agent Comments

Indicative Selling Price

\$1,365,000

Median House Price

March quarter 2024: \$1,565,000

Comparable Properties



30 Glenda St DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,390,000

Method: Sold Before Auction

Date: 23/02/2024

Property Type: House (Res)

Land Size: 652 sqm approx



36 Marianne Way DONCASTER 3108 (REI)

Agent Comments

 3  1  1

Price: \$1,350,000

Method: Private Sale

Date: 01/04/2024

Property Type: House

Land Size: 737 sqm approx



3 Paul St DONCASTER 3108 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,270,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 785 sqm approx

Account - Barry Plant | P: 03 9842 8888