

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

30 Glenda Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster

Period - From

01/01/2023

to

31/12/2023

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.

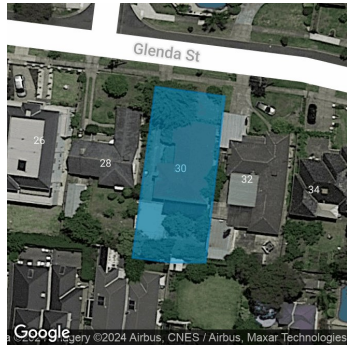
	Address of comparable property	Price	Date of sale
1	9 Maralee PI DONCASTER 3108	\$1,210,000	17/10/2023
2	163 High St DONCASTER 3108	\$1,291,000	16/12/2023
3	93 Ayr St DONCASTER 3108	\$1,200,000	13/12/2023

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:

07/02/2024 16:14



Property Type: House (Previously Occupied - Detached)
Land Size: 652 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending December 2023: \$1,550,000

Comparable Properties

9 Maralee PI DONCASTER 3108 (REI)

Agent Comments



Price: \$1,210,000
Method:
Date: 17/10/2023
Property Type: House



163 High St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,291,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 728 sqm approx



93 Ayr St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 13/12/2023
Property Type: House
Land Size: 731 sqm approx