

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

21 Tullamore Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,490,000

&

\$1,639,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2021

to

30/09/2021

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	10 Ada St DONCASTER 3108	\$1,630,000	14/08/2021
2	27 Roseville Av DONCASTER 3108	\$1,595,000	19/07/2021
3	24 Norweena St DONCASTER 3108	\$1,540,000	28/10/2021

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:

16/12/2021 09:12



Rooms: 9
Property Type: House
Land Size: 740 sqm approx
Agent Comments

Indicative Selling Price
\$1,490,000 - \$1,639,000
Median House Price
September quarter 2021: \$1,500,000

Comparable Properties



10 Ada St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,630,000
Method: Sold Before Auction
Date: 14/08/2021
Property Type: House (Res)
Land Size: 674 sqm approx



27 Roseville Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,595,000
Method: Private Sale
Date: 19/07/2021
Property Type: House
Land Size: 664 sqm approx



24 Norweena St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,540,000
Method: Sold Before Auction
Date: 28/10/2021
Property Type: House (Res)
Land Size: 732 sqm approx

Account - Philip Webb