

# 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

29 Norfolk Circuit, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,140,000

### Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2022

to

30/06/2022

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 | 593 Middleborough Rd BOX HILL NORTH 3129 | \$1,146,000 | 18/03/2022   |
| 2 | 13a Avocet St DONCASTER EAST 3109        | \$1,126,000 | 22/06/2022   |
| 3 | 14 Iris Ct BLACKBURN NORTH 3130          | \$1,120,000 | 11/06/2022   |

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:

18/07/2022 17:18



3   
 1   
 2

**Property Type:** House (Res)

**Land Size:** 643 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,140,000

**Median House Price**

June quarter 2022: \$1,500,000

## Comparable Properties



**593 Middleborough Rd BOX HILL NORTH 3129** **Agent Comments**  
(REI/VG)

3   
 1   
 2

**Price:** \$1,146,000

**Method:** Sold Before Auction

**Date:** 18/03/2022

**Property Type:** House (Res)

**Land Size:** 606 sqm approx



**13a Avocet St DONCASTER EAST 3109 (REI)** **Agent Comments**

3   
 2   
 2

**Price:** \$1,126,000

**Method:** Private Sale

**Date:** 22/06/2022

**Property Type:** House (Res)

**Land Size:** 412 sqm approx



**14 Iris Ct BLACKBURN NORTH 3130 (REI)** **Agent Comments**

3   
 1   
 2

**Price:** \$1,120,000

**Method:** Sold Before Auction

**Date:** 11/06/2022

**Property Type:** House (Res)

**Land Size:** 601 sqm approx

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613