

# 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

6 Roseland Grove, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,460,000

Property Type House

Suburb Doncaster

Period - From 01/04/2021

to 30/06/2021

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 | 761 Doncaster Rd DONCASTER 3108 | \$1,380,000 | 07/07/2021   |
| 2 | 1 Benalong Ct DONCASTER 3108    | \$1,371,000 | 31/07/2021   |
| 3 | 5 Sharon St DONCASTER 3108      | \$1,250,000 | 02/06/2021   |

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:

05/10/2021 14:33



3   
 1   
 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 688 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

June quarter 2021: \$1,460,000

## Comparable Properties



**761 Doncaster Rd DONCASTER 3108 (REI/VG)** Agent Comments

3   
 1   
 1

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 07/07/2021

**Property Type:** House

**Land Size:** 630 sqm approx



**1 Benalong Ct DONCASTER 3108 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,371,000

**Method:** Auction Sale

**Date:** 31/07/2021

**Property Type:** House (Res)

**Land Size:** 668 sqm approx



**5 Sharon St DONCASTER 3108 (REI/VG)**

Agent Comments

3   
 1   
 -

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 02/06/2021

**Property Type:** House (Res)

**Land Size:** 722 sqm approx