

# 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

4 Sharon Street, Doncaster Vic 3108

### Indicative selling price

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

Single price \$1,450,000

### Median sale price

Median price \$1,461,000

Property Type House

Suburb Doncaster

Period - From 18/04/2022

to 17/04/2023

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	39a Bordeaux St DONCASTER 3108	\$1,495,000	30/12/2022
2	5 Cellar Way DONCASTER 3108	\$1,460,000	19/11/2022
3	16 Peter St DONCASTER EAST 3109	\$1,425,000	30/12/2022

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:

18/04/2023 09:59

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**Indicative Selling Price**  
\$1,450,000

**Median House Price**  
18/04/2022 - 17/04/2023: \$1,461,000



**Property Type:**  
**Agent Comments**

## Comparable Properties



**39a Bordeaux St DONCASTER 3108 (REI/VG)** **Agent Comments**



**Price:** \$1,495,000  
**Method:** Private Sale  
**Date:** 30/12/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 330 sqm approx



**5 Cellar Way DONCASTER 3108 (REI/VG)** **Agent Comments**



**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 19/11/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 208 sqm approx



**16 Peter St DONCASTER EAST 3109 (REI/VG)** **Agent Comments**



**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 30/12/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 340 sqm approx

**Account - Harcourts Manningham | P: 03 9842 8000**