Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	P	ro	pe	rty	offe	red	for	sa	le
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price	\$1,461,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	18/04/2022	to	17/04/2023	So	urce	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.

Ad	dress 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







Comparable Properties



39a Bordeaux St DONCASTER 3108 (REI/VG)

Price: \$1,495,000 Method: Private Sale Date: 30/12/2022

Property Type: Townhouse (Single) Land Size: 330 sqm approx

Agent Comments



5 Cellar Way DONCASTER 3108 (REI/VG)

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Price: \$1,460,000 Method: Auction Sale Date: 19/11/2022

Property Type: Townhouse (Res) Land Size: 208 sqm approx

Agent Comments

Agent Comments



16 Peter St DONCASTER EAST 3109 (REI/VG)

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





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