

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

15 Rhonda Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,295,000

&

\$1,420,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster

Period - From 01/04/2024

to

30/06/2024

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	29 Stanley St BULLEEN 3105	\$1,295,000	14/09/2024
2	133 Ayr St DONCASTER 3108	\$1,300,000	09/08/2024
3	49 Koolkuna Av DONCASTER 3108	\$1,405,888	17/07/2024

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:

02/10/2024 11:39

15 Rhonda Street, Doncaster Vic 3108

woodards

Jodi Longmore-Scott

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Indicative Selling Price

\$1,295,000 - \$1,420,000

Median House Price

June quarter 2024: \$1,550,000



4 2 3

Property Type: House

Land Size: 815 sqm approx

Agent Comments

Comparable Properties



29 Stanley St BULLEEN 3105 (REI)

Agent Comments

4 2 3

Price: \$1,295,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 723 sqm approx



133 Ayr St DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Private Sale

Date: 09/08/2024

Property Type: House

Land Size: 652 sqm approx



49 Koolkuna Av DONCASTER 3108 (REI/VG)

Agent Comments

4 2 3

Price: \$1,405,888

Method: Sold Before Auction

Date: 17/07/2024

Property Type: House (Res)

Land Size: 655 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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