

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 16A Walker Street, Doncaster, VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,588,000

Median sale price

Median price \$1,326,250 Property type House Suburb Doncaster

Period - From 30/11/2020 to Source REIV

Comparable property sales

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. 7 Meadowbank Avenue, Doncaster	\$ 1,580,000	10-8-2020
2. 53 Devon Drive, Doncaster East	\$ 1,558,000	25-8-2020
3. 2 Loxley Court, Doncaster East	\$ 1,500,000	16-7-2020

This Statement of Information was prepared on: 17/12/2020

Comparable properties



\$1,580,000

7 Meadowbank Avenue, Doncaster, Victoria

DATE: 10-8-2020

PROPERTY TYPE: House

 4  4
 2  369 sqm



\$1,558,000

53 Devon Drive, Doncaster East, Victoria

DATE: 25-8-2020

PROPERTY TYPE: House

 4  5
 2  416 sqm



\$1,500,000

2 Loxley Court, Doncaster East, Victoria

DATE: 16-7-2020

PROPERTY TYPE: House

 4  3
  313 sqm

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Our Difference



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