

# 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

31 Pettys Lane, 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 \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$1,277,000

Property Type House

Suburb Doncaster

Period - From 01/07/2019

to

30/06/2020

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.

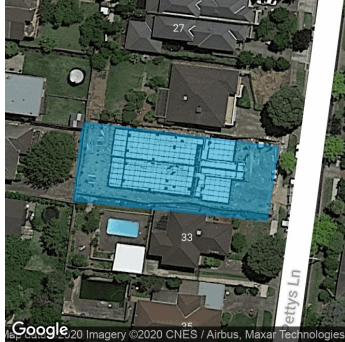
|   | Address of comparable property       | Price       | Date of sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 294 Doncaster Rd BALWYN NORTH 3104   | \$1,548,000 | 30/04/2020   |
| 2 | 20a Lyndhurst Cr BOX HILL NORTH 3129 | \$1,510,000 | 06/07/2020   |
| 3 | 38 Members Dr DONCASTER 3108         | \$1,495,000 | 01/06/2020   |

**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:

21/09/2020 13:41



**Property Type:** House (Res)

**Land Size:** 751 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

Year ending June 2020: \$1,277,000

## Comparable Properties

**294 Doncaster Rd BALWYN NORTH 3104 (VG)** Agent Comments



**Price:** \$1,548,000

**Method:** Sale

**Date:** 30/04/2020

**Property Type:** Retail (Com)

**Land Size:** 484 sqm approx



**20a Lyndhurst Cr BOX HILL NORTH 3129 (REI)** Agent Comments



**Price:** \$1,510,000

**Method:** Private Sale

**Date:** 06/07/2020

**Property Type:** House

**Land Size:** 326 sqm approx

**38 Members Dr DONCASTER 3108 (VG)**

Agent Comments



**Price:** \$1,495,000

**Method:** Sale

**Date:** 01/06/2020

**Property Type:** House (Res)

**Land Size:** 218 sqm approx