

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 13-15 Cockaigne Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$2,600,000

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\$2,700,000

Median sale price

Median price

\$1,285,000

Property Type

House

Suburb

Doncaster (3108)

Period - From

04/02/2020

to

04/02/2021

Source

Realestate

Comparable property sales

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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
2 DANA STREET, DONCASTER VIC 3108	\$2,318,888	13/11/2020
11 COCKAIGNE STREET, DONCASTER VIC 3108	\$1,588,000	08/11/2020
44 CLAY DRIVE, DONCASTER VIC 3108	\$1,530,000	19/12/2020

This Statement of Information was prepared on: 18/02/2021