

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

5 Sentinel Way, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,595,000

Property Type House

Suburb Doncaster

Period - From 01/04/2023

to

30/06/2023

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	3/41 John St TEMPLESTOWE LOWER 3107	\$1,260,000	19/08/2023
2	2/3 Acheron St DONCASTER 3108	\$1,201,500	01/04/2023
3	1/340 George St DONCASTER 3108	\$1,098,000	18/03/2023

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:

18/09/2023 09:29



 4  2  2

Property Type: House
Land Size: 371 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2023: \$1,595,000

Comparable Properties



3/41 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,260,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Townhouse (Res)
Land Size: 430 sqm approx



2/3 Acheron St DONCASTER 3108 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,201,500
Method: Auction Sale
Date: 01/04/2023
Property Type: Townhouse (Res)



1/340 George St DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,098,000
Method: Auction Sale
Date: 18/03/2023
Property Type: Townhouse (Res)
Land Size: 294 sqm approx

Account - Barry Plant | P: (03) 9431 1243