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	

Indicative selling price

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

Median sale price

Median price	\$1,425,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/10/2022	to	31/12/2022		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

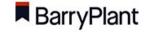
Add	dress of comparable property	Price	Date of sale
1	18 Tristania St DONCASTER EAST 3109	\$1,421,000	28/01/2023
2	8 Gifford Rd DONCASTER 3108	\$1,401,500	19/11/2022
3	15 Daly St DONCASTER EAST 3109	\$1,390,000	01/10/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/02/2023 15:13





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Indicative Selling Price \$1,380,000 - \$1,480,000 Median House Price December quarter 2022: \$1,425,000



Property Type: House

Land Size: 770 sqm approx

Agent Comments

Comparable Properties



18 Tristania St DONCASTER EAST 3109 (REI)

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Price: \$1,421,000 **Method:** Auction Sale **Date:** 28/01/2023

Property Type: House (Res) **Land Size:** 725 sqm approx



8 Gifford Rd DONCASTER 3108 (REI)

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Price: \$1,401,500 **Method:** Auction Sale **Date:** 19/11/2022

Property Type: House (Res) Land Size: 731 sqm approx

Agent Comments

Agent Comments

Agent Comments



15 Daly St DONCASTER EAST 3109 (REI/VG)

3





Price: \$1,390,000 Method: Auction Sale Date: 01/10/2022

Property Type: House (Res) **Land Size:** 772 sqm approx

Account - Barry Plant | P: 03 9842 8888



