

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

3 Norma Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,569,000 Property Type House Suburb Doncaster

Period - From 01/07/2023 to 30/06/2024 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	20 Gifford Rd DONCASTER 3108	\$1,440,000	14/09/2024
2	2 Debra Way DONCASTER 3108	\$1,406,000	25/05/2024
3	2 Ryall Ct DONCASTER 3108	\$1,400,000	27/01/2024

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:

01/10/2024 14:42



 5
  2
  3

Property Type:
Land Size: 951 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 Year ending June 2024: \$1,569,000

Comparable Properties



20 Gifford Rd DONCASTER 3108 (REI)

Agent Comments

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  1
  2

Price: \$1,440,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 725 sqm approx



2 Debra Way DONCASTER 3108 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,406,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 652 sqm approx



2 Ryall Ct DONCASTER 3108 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,400,000
Method: Auction Sale
Date: 27/01/2024
Property Type: House (Res)
Land Size: 658 sqm approx

Account - VICPROP



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