

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

28 Board Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2020

to

31/03/2021

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	4 Leroy PI DONCASTER EAST 3109	\$1,190,000	01/02/2021
2	130 George St DONCASTER EAST 3109	\$1,156,000	23/11/2020
3	7 Kiewa St DONCASTER 3108	\$1,110,000	04/12/2020

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:

18/05/2021 13:46



 3  2  1

Rooms: 5
Property Type: House (Res)
Land Size: 680 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending March 2021: \$1,350,000

Comparable Properties

4 Leroy PI DONCASTER EAST 3109 (REI/VG) Agent Comments

 3  1  2

Price: \$1,190,000
Method: Private Sale
Date: 01/02/2021
Property Type: House (Res)
Land Size: 714 sqm approx



130 George St DONCASTER EAST 3109 (REI/VG) Agent Comments

 3  1  2

Price: \$1,156,000
Method: Private Sale
Date: 23/11/2020
Property Type: House (Res)
Land Size: 650 sqm approx



7 Kiewa St DONCASTER 3108 (REI/VG) Agent Comments

 3  2  4

Price: \$1,110,000
Method: Private Sale
Date: 04/12/2020
Property Type: House
Land Size: 658 sqm approx