

# 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

19 Menarra Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,420,000

Property Type House

Suburb Doncaster

Period - From 01/01/2021

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	121 Willow Bnd BULLEEN 3105	\$1,270,000	13/03/2021
2	32 Prospect Rd BULLEEN 3105	\$1,232,000	27/03/2021
3	2 Alfreda Av BULLEEN 3105	\$1,230,000	08/05/2021

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:

11/05/2021 16:25



 3  1  2

**Property Type:** House  
**Land Size:** 651 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
March quarter 2021: \$1,420,000

## Comparable Properties



**121 Willow Bnd BULLEEN 3105 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 13/03/2021  
**Property Type:** House (Res)  
**Land Size:** 727 sqm approx



**32 Prospect Rd BULLEEN 3105 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,232,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx

**2 Alfreda Av BULLEEN 3105 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,230,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** House (Res)