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	19 Menarra Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,420,000	Pro	perty 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.

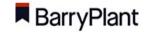
Ad	dress of comparable property	Price	Date of sale
1	121 Willow Bnd BULLEEN 3105	\$1,270,000	13/03/2021
2	32 Prospect Rd BULLEEN 3105	\$1,232,000	27/03/2021
3	2 Alfreda Av BULLEEN 3105	\$1,230,000	08/05/2021

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









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)

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Price: \$1,270,000 **Method:** Auction Sale **Date:** 13/03/2021

Property Type: House (Res) **Land Size:** 727 sqm approx

Agent Comments



32 Prospect Rd BULLEEN 3105 (REI/VG)

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Price: \$1,232,000 **Method:** Auction Sale **Date:** 27/03/2021

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

2 Alfreda Av BULLEEN 3105 (REI)

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Price: \$1,230,000 **Method:** Auction Sale **Date:** 08/05/2021

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



