

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

43 Somerville Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,550,000

&

\$1,705,000

Median sale price

Median price \$1,435,000

Property Type House

Suburb Doncaster

Period - From 01/01/2023

to

31/03/2023

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	5 Terence Ct DONCASTER 3108	\$1,805,000	06/05/2023
2	69 Lynnwood Pde TEMPLESTOWE LOWER 3107	\$1,680,000	17/06/2023
3	2 Leyte Cl DONCASTER 3108	\$1,636,000	13/05/2023

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:

28/06/2023 16:20



 5  2  2

Property Type: House
Land Size: 676 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,705,000
Median House Price
March quarter 2023: \$1,435,000

Comparable Properties



5 Terence Ct DONCASTER 3108 (REI)

Agent Comments

 5  2  3

Price: \$1,805,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 719 sqm approx



69 Lynnwood Pde TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$1,680,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 654 sqm approx



2 Leyte CI DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,636,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 692 sqm approx