

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

1A DAVIS STREET DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,180,000

&

\$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

3/16 CORELLA STREET DONCASTER VIC 3108	1238000	09-Mar-24
5/1 GARDENIA ROAD BALWYN NORTH VIC 3104	1398000	07-Jan-24

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 6 months.

This Statement of Information was prepared on: 12 June 2024



**3/16 CORELLA STREET
DONCASTER VIC 3108**

4 3 1

Sold Price

1238000 Sold Date **09-Mar-24**

Distance **1.81km**



**5/1 GARDENIA ROAD BALWYN
NORTH VIC 3104**

4 3 1

Sold Price

1398000 Sold Date **07-Jan-24**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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