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 postcode	Including suburb and
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Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000
Range between	\$1,450,000	&	\$1,550,000

Median sale price

Median price	\$1,565,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/01/2024	to	31/03/2024		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	8 Rhonda St DONCASTER 3108	\$1,556,000	07/10/2023
2	7 Ebon Ct DONCASTER 3108	\$1,462,000	08/12/2023
3	8 Somerville St DONCASTER 3108	\$1,401,888	15/01/2024

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:	18/04/2024 13:04





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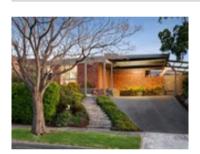
Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** March quarter 2024: \$1,565,000





Property Type: House Land Size: 756 sqm approx **Agent Comments**

Comparable Properties



8 Rhonda St DONCASTER 3108 (REI)





Price: \$1,556,000 Method: Auction Sale Date: 07/10/2023

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments



7 Ebon Ct DONCASTER 3108 (REI)







Price: \$1,462,000

Method: Expression of Interest

Date: 08/12/2023

Property Type: House (Res) Land Size: 634 sqm approx

Agent Comments



8 Somerville St DONCASTER 3108 (REI)

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Price: \$1,401,888 Method: Private Sale Date: 15/01/2024 Property Type: House Land Size: 693 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



