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

12 Eildon Street, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,380,000		&		\$1,480,0	00		
Median sale p	rice							
Median price	\$1,528,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1 Walker St DONCASTER 3108	\$1,460,000	18/03/2023
2	11 Bellara St DONCASTER 3108	\$1,436,000	22/04/2023
3	9 Eildon St DONCASTER 3108	\$1,390,000	17/05/2023

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:

16/08/2023 14:41





Shaun Wang





Property Type: House Land Size: 728 sqm approx Agent Comments 8841 4888 0433 958 818 shaunwang@jelliscraig.com.au

Indicative Selling Price \$1,380,000 - \$1,480,000 Median House Price Year ending June 2023: \$1,528,000

Comparable Properties

	1 Walker St DONCASTER 3108 (REI/VG)	Agent Comments
国际内在	Price: \$1,460,000 Method: Auction Sale	
	Date: 18/03/2023	
WALKIE STETT	Property Type: House (Res)	
	Land Size: 726 sqm approx	
	11 Bellara St DONCASTER 3108 (REI)	Agent Comments
	1 3 1 2 2 2 2	
	Price: \$1,436,000	
	Method: Auction Sale	
	Date: 22/04/2023	
and the second sec	Property Type: House (Res) Land Size: 749 sqm approx	
	9 Eildon St DONCASTER 3108 (REI)	Agent Comments
	1 3 1 1	
	Price: \$1,390,000	
	Method: Sold Before Auction	
	Date: 17/05/2023	
	Property Type: House	
	Land Size: 746 sqm approx	

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



propertydata

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