

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

15 Rhonda Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,565,000

Property 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	162 High St DONCASTER 3108	\$1,521,000	02/03/2024
2	19 Nola St DONCASTER 3108	\$1,435,000	24/02/2024
3	1 Anthony Av DONCASTER 3108	\$1,406,000	11/05/2024

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:

16/05/2024 17:26

Jodi Longmore-Scott

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Rooms: 7

Property Type: House (Res)

Land Size: 814.926 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

March quarter 2024: \$1,565,000

Comparable Properties



162 High St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,521,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 739 sqm approx



19 Nola St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,435,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 713 sqm approx



1 Anthony Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,406,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 653 sqm approx