

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 The Boulevard, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,528,000

Property Type House

Suburb Doncaster

Period - From 01/07/2022

to 30/06/2023

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	2 Walker St DONCASTER 3108	\$1,500,000	29/04/2023
2	41 Sharon St DONCASTER 3108	\$1,430,000	29/04/2023
3	13 Nathan St DONCASTER 3108	\$1,325,000	25/03/2023

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:

23/07/2023 13:36



5 2 2

Property Type: House

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



2 Walker St DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 715 sqm approx



41 Sharon St DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,430,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 656 sqm approx



13 Nathan St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,325,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 676 sqm approx