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

16 Glenda Street, Doncaster Vic 3108

Indicative selling price

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

Range between | $1,460,000 | & | $1,560,000

Median sale price

| Median price | $1,505,000 | Property Type | House | Suburb | Doncaster |

| Period - From | 01/10/2023 | to | 31/12/2023 | 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 8 Rhonda St DONCASTER 3108	$1,556,000	07/10/2023
2 19 Timber Ridg DONCASTER 3108	$1,450,000	21/10/2023
3 19 Nola St DONCASTER 3108	$1,435,000	24/02/2024

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: 29/02/2024 13:47

CONSUMER AFFAIRS VICTORIA

📛 4   🛁 2   🚗 2

Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
$1,460,000 - $1,560,000
Median House Price
December quarter 2023: $1,505,000

Comparable Properties

8 Rhonda St DONCASTER 3108 (REI/VG)

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Price: $1,556,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

19 Timber Ridg DONCASTER 3108 (REI)

📛 4   🛁 1   🚗 2

Price: $1,450,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 721 sqm approx

Agent Comments

19 Nola St DONCASTER 3108 (REI)

📛 4   🛁 2   🚗 1

Price: $1,435,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888