

# 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 Nola Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 01/10/2022 to 30/09/2023 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	14 Harcourt St DONCASTER 3108	\$1,520,000	01/10/2023
2	1 Lonsdale St BULLEEN 3105	\$1,480,000	16/09/2023
3	11 Le Mans Ct DONCASTER 3108	\$1,330,000	03/11/2023

**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: 13/11/2023 14:19



 4  1  3

**Property Type:** House  
**Land Size:** 817 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending September 2023: \$1,550,000

## Comparable Properties



**14 Harcourt St DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,520,000  
**Method:** Private Sale  
**Date:** 01/10/2023  
**Property Type:** House  
**Land Size:** 790 sqm approx



**1 Lonsdale St BULLEEN 3105 (REI)**

**Agent Comments**

 4  1  3

**Price:** \$1,480,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx



**11 Le Mans Ct DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 03/11/2023  
**Property Type:** House  
**Land Size:** 830 sqm approx