

# 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

17 Heritage Boulevard, Doncaster Vic 3108
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### Indicative selling price

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

Range between 

\$2,100,000
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 & 

\$2,300,000
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### Median sale price

Median price 

\$1,595,000
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 Property Type 

House
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 Suburb 

Doncaster
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Period - From 

01/04/2023
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 to 

30/06/2023
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 Source 

REIV
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### 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	20 Finlayson St DONCASTER 3108	\$2,255,000	30/05/2023
2	19 Hazel Dr TEMPLESTOWE LOWER 3107	\$2,201,000	18/03/2023
3	4 Furlong La DONCASTER 3108	\$2,150,000	14/03/2023

**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: 

31/07/2023 17:17
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 4  2  2

**Property Type:** House

[Agent Comments](#)

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

June quarter 2023: \$1,595,000

## Comparable Properties



**20 Finlayson St DONCASTER 3108 (REI)**

[Agent Comments](#)

 4  3  2

**Price:** \$2,255,000

**Method:** Private Sale

**Date:** 30/05/2023

**Property Type:** House



**19 Hazel Dr TEMPLESTOWE LOWER 3107 (REI)**

[Agent Comments](#)

 4  3  2

**Price:** \$2,201,000

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** House (Res)

**Land Size:** 396 sqm approx



**4 Furlong La DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

 5  3  2

**Price:** \$2,150,000

**Method:** Expression of Interest

**Date:** 14/03/2023

**Property Type:** House (Res)

**Land Size:** 352 sqm approx

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