

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

179 High Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,604,000 Property Type House Suburb Doncaster

Period - From 01/07/2023 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	163 High St DONCASTER 3108	\$1,291,000	16/12/2023
2	134 Manningham Rd BULLEEN 3105	\$1,165,000	19/10/2023
3	30 Apex Cr BULLEEN 3105	\$1,100,000	06/09/2023

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: 09/01/2024 13:30



 3  1  3

Property Type: House

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



163 High St DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,291,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 728 sqm approx



134 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,165,000

Method: Private Sale

Date: 19/10/2023

Property Type: House (Res)



30 Apex Cr BULLEEN 3105 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: House (Res)

Land Size: 604 sqm approx