

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

19 Daphne Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

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

Period - From 01/01/2023 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	2 Duckett St DONCASTER EAST 3109	\$1,210,000	11/11/2023
2	39 Gedye St DONCASTER EAST 3109	\$1,200,000	15/09/2023
3	45 Wetherby Rd DONCASTER 3108	\$1,055,000	07/12/2023

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:

29/02/2024 13:24



 3  1  1

Property Type: House
Land Size: 646 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
Year ending December 2023: \$1,550,000

Comparable Properties



2 Duckett St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  1  1

Price: \$1,210,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 652 sqm approx



39 Gedye St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,200,000
Method: Private Sale
Date: 15/09/2023
Property Type: House (Res)
Land Size: 693 sqm approx



45 Wetherby Rd DONCASTER 3108 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,055,000
Method: Sold Before Auction
Date: 07/12/2023
Property Type: House (Res)
Land Size: 645 sqm approx