## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$1,289,000

# Property offered for sale

Address	19 Nola Street, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000	& \$1,350,000	&	Range between \$1,250,000
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#### Median sale price

Median price	\$1,505,000	Pro	perty 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.

Α	ddress of comparable property	Price	Date of sale
1	34 Barak St BULLEEN 3105	\$1,340,000	01/09/2023
2	163 High St DONCASTER 3108	\$1,291,000	16/12/2023

#### OR

3

145 Ayr St DONCASTER 3108

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:	31/01/2024 16:15



14/10/2023



Andrew Keleher 8841 4888 0417 599 135 andrewkeleher@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2023: \$1,505,000

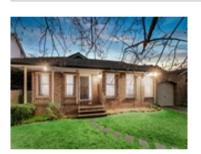




Property Type: House Land Size: 713 sqm approx

**Agent Comments** 

# Comparable Properties



34 Barak St BULLEEN 3105 (REI/VG)

4



**6** 

Price: \$1,340,000 Method: Private Sale Date: 01/09/2023 Property Type: House Land Size: 659 sqm approx **Agent Comments** 



163 High St DONCASTER 3108 (REI)

**=**| 3



**₽** 2

**Price:** \$1,291,000 **Method:** Auction Sale **Date:** 16/12/2023

Property Type: House (Res) Land Size: 728 sqm approx Agent Comments



145 Ayr St DONCASTER 3108 (REI/VG)

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**€** 1

**Price:** \$1,289,000 **Method:** Auction Sale **Date:** 14/10/2023

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

**Agent Comments** 

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



