

# 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

190 Church Road, 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 01/01/2023

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	17 Fromhold Dr DONCASTER 3108	\$1,400,000	17/02/2024
2	9 Koala Ct DONCASTER EAST 3109	\$1,380,000	18/11/2023
3			

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:

12/04/2024 11:44



**Property Type:** House  
**Land Size:** 640 sqm approx  
**Agent Comments**

**Indicative Selling Price**

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

**Median House Price**

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

## Comparable Properties



**17 Fromhold Dr DONCASTER 3108 (REI/VG)**

**Agent Comments**



**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx



**9 Koala Ct DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**



**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx

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.

**Account - Jellis Craig | P: 03 8841 4888**