

## 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

2/6 BOYD STREET DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

2/16-18 WHITTENS LANE DONCASTER VIC 3108	\$992,000	09-Dec-23
3/1 BRAESIDE DRIVE DONCASTER VIC 3108	\$1,050,000	02-Dec-23
4/15 MONACO STREET DONCASTER VIC 3108	\$1,112,000	25-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 26 March 2024



**2/16-18 WHITTENS LANE  
DONCASTER VIC 3108**

3 2 2

Sold Price **\$992,000** Sold Date **09-Dec-23**

Distance **0.57km**



**3/1 BRAESIDE DRIVE DONCASTER  
VIC 3108**

3 2 2

Sold Price **\$1,050,000** Sold Date **02-Dec-23**

Distance **1.7km**



**4/15 MONACO STREET  
DONCASTER VIC 3108**

4 3 2

Sold Price **\$1,112,000** Sold Date **25-Nov-23**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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