

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

21 Meryl Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/04/2023 to 31/03/2024 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	19 Daphne St DONCASTER EAST 3109	\$1,335,000	23/03/2024
2	1 Lowe Ct DONCASTER EAST 3109	\$1,400,000	04/05/2024
3	24 Grange Park Av DONCASTER 3108	\$1,436,500	17/02/2024

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:

02/07/2024 16:44



3 1 4

Property Type: House (Res)

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



19 Daphne St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 1

Price: \$1,335,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 646 sqm approx



1 Lowe Ct DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$1,400,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 642 sqm approx



24 Grange Park Av DONCASTER 3108 (REI)

Agent Comments

3 1 1

Price: \$1,436,500

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 683 sqm approx