

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

22A Finlayson Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,536,000 Property Type House Suburb Doncaster

Period - From 26/09/2022 to 25/09/2023 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	18 Alpine Av DONCASTER 3108	\$1,760,000	14/06/2023
2	5 Uxbridge Av DONCASTER 3108	\$1,715,000	26/06/2023
3	96a Rathmullen Qdrnt DONCASTER 3108	\$1,600,000	20/05/2023

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:

26/09/2023 10:45



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
26/09/2022 - 25/09/2023: \$1,536,000

Comparable Properties



18 Alpine Av DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,760,000
Method: Private Sale
Date: 14/06/2023
Property Type: House
Land Size: 300 sqm approx



5 Uxbridge Av DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,715,000
Method: Sold Before Auction
Date: 26/06/2023
Property Type: House (Res)
Land Size: 338 sqm approx



96a Rathmullen Qdrnt DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,600,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Townhouse (Res)
Land Size: 312 sqm approx