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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,600,000		&		\$1,760,000			
Median sale p	rice							
Median price	\$1,536,000	Pro	operty Type	Hou	ISE		Suburb	Doncaster
Period - From	26/09/2022	to	25/09/2023		So	urce	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.

Add	dress 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



Mc**Grath**





Property Type: Townhouse Agent Comments Ripple Wu 03 9889 8800 0433 903 099 ripplewu@mcgrath.com.au

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)



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)

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Agent Comments

Agent Comments





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)

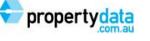
Agent Comments



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

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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