

# 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

29 Turana 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)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,595,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 30/06/2023 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	71 Turana St DONCASTER 3108	\$1,618,000	29/03/2023
2	78 Rathmullen Qdrnt DONCASTER 3108	\$1,440,000	15/05/2023
3	41 Sharon St DONCASTER 3108	\$1,430,000	29/04/2023

**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:

05/09/2023 12:23



 3   
  2   
  2

**Property Type:** House  
**Land Size:** 653 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,600,000  
**Median House Price**  
 June quarter 2023: \$1,595,000

## Comparable Properties



71 Turana St DONCASTER 3108 (REI/VG)

Agent Comments

 4   
  2   
  1

**Price:** \$1,618,000  
**Method:** Private Sale  
**Date:** 29/03/2023  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx



78 Rathmullen Qdrnt DONCASTER 3108 (REI/VG)

Agent Comments

 4   
  2   
  2

**Price:** \$1,440,000  
**Method:** Private Sale  
**Date:** 15/05/2023  
**Property Type:** House  
**Land Size:** 658 sqm approx



41 Sharon St DONCASTER 3108 (REI/VG)

Agent Comments

 4   
  2   
  2

**Price:** \$1,430,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx

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