

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

3/6 Mervyn Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Doncaster

Period - From 03/06/2023 to 02/06/2024 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	1/23 Buckingham Cr DONCASTER 3108	\$1,500,000	23/04/2024
2	1 Phar Lap Dr DONCASTER 3108	\$1,349,000	08/02/2024
3	9a Sharon St DONCASTER 3108	\$1,212,500	09/03/2024

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:

03/06/2024 17:21



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Townhouse Price
03/06/2023 - 02/06/2024: \$1,100,000

Comparable Properties



1/23 Buckingham Cr DONCASTER 3108 (REI)

Agent Comments

4 2 1

4 Bedroom Front Unit

Price: \$1,500,000
Method: Private Sale
Date: 23/04/2024
Property Type: Townhouse (Res)

1 Phar Lap Dr DONCASTER 3108 (VG)

Agent Comments

3 - -

Tullamore Estate

Price: \$1,349,000
Method: Sale
Date: 08/02/2024
Property Type: House (Res)
Land Size: 287 sqm approx



9a Sharon St DONCASTER 3108 (REI)

Agent Comments

3 2 1

Unit Behind House.

Price: \$1,212,500
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 573 sqm approx

Account - VICPROP