

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 Heritage Boulevard, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

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	32 Baird St.S DONCASTER 3108	\$2,150,000	26/06/2023
2	4 Furlong La DONCASTER 3108	\$2,150,000	14/03/2023
3	8 Kawarren St BALWYN NORTH 3104	\$2,141,000	15/04/2023

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:

07/08/2023 10:11

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2023: \$1,595,000



Property Type: House (Res)

Land Size: 367 sqm approx

Agent Comments

Comparable Properties



32 Baird St.S DONCASTER 3108 (REI)

Agent Comments



Price: \$2,150,000

Method: Sold Before Auction

Date: 26/06/2023

Property Type: House (Res)

Land Size: 740 sqm approx



4 Furlong La DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$2,150,000

Method: Expression of Interest

Date: 14/03/2023

Property Type: House (Res)

Land Size: 352 sqm approx



8 Kawarren St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,141,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 675 sqm approx

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