Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3 Paul Street, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale pr	rice							
Median price	\$1,505,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	8 Somerville St DONCASTER 3108	\$1,401,888	15/01/2024
2	29 Anthony Av DONCASTER 3108	\$1,432,000	06/11/2023
3	19 Timber Ridg DONCASTER 3108	\$1,450,000	21/10/2023

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:

29/01/2024 18:34



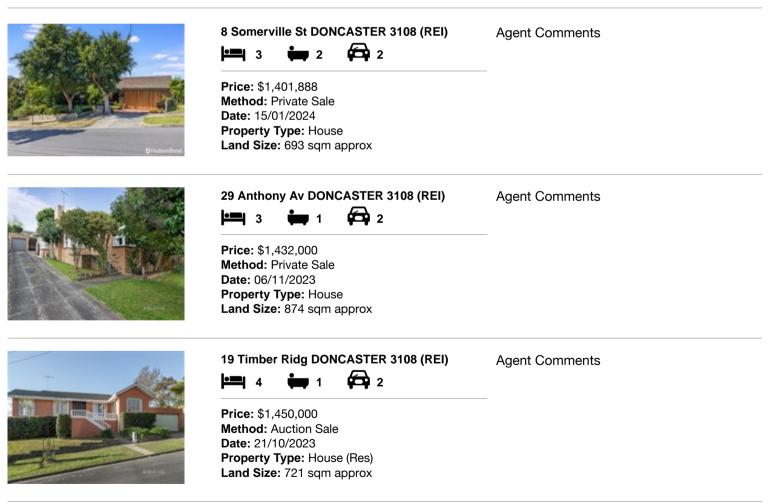
RT Edgar





Property Type: House (Res) Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December quarter 2023: \$1,505,000

Comparable Properties



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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