

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 Paul Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,505,000 Property Type House Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	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



3 1 2

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



8 Somerville St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,401,888

Method: Private Sale

Date: 15/01/2024

Property Type: House

Land Size: 693 sqm approx



29 Anthony Av DONCASTER 3108 (REI)

Agent Comments

3 1 2

Price: \$1,432,000

Method: Private Sale

Date: 06/11/2023

Property Type: House

Land Size: 874 sqm approx



19 Timber Ridg DONCASTER 3108 (REI)

Agent Comments

4 1 2

Price: \$1,450,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 721 sqm approx

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