

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

30 Board Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see 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	25 Highview Dr DONCASTER 3108	\$1,600,000	17/06/2023
2	36 Grange Park Av DONCASTER 3108	\$1,595,000	06/05/2023
3	106 The Grange TEMPLESTOWE 3106	\$1,580,000	26/08/2023

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:

27/09/2023 22:28



 4
  2
  4

Property Type:
 Divorce/Estate/Family Transfers
Land Size: 655 sqm approx
 Agent Comments

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

Comparable Properties



25 Highview Dr DONCASTER 3108 (REI)

Agent Comments

 4
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  1

Price: \$1,600,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 730 sqm approx



36 Grange Park Av DONCASTER 3108 (REI/VG)

Agent Comments

 4
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  2

Price: \$1,595,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 664 sqm approx



106 The Grange TEMPLESTOWE 3106 (REI)

Agent Comments

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  2
  2

Price: \$1,580,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 648 sqm approx

Account - VICPROP