

# 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 36 Finlayson Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,565,000 Property Type House Suburb Doncaster

Period - From 01/01/2024 to 31/03/2024 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	162 High St DONCASTER 3108	\$1,521,000	02/03/2024
2	16 Nola St DONCASTER 3108	\$1,400,000	15/12/2023
3	13 Toronto Av DONCASTER 3108	\$1,313,000	14/02/2024

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: 18/04/2024 13:46



 5    2    2

**Property Type:** House  
**Land Size:** 1088 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median House Price**  
March quarter 2024: \$1,565,000

## Comparable Properties



**162 High St DONCASTER 3108 (REI)**

**Agent Comments**

 4    2    3

**Price:** \$1,521,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 739 sqm approx



**16 Nola St DONCASTER 3108 (REI/VG)**

**Agent Comments**

 4    1    3

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** House (Res)  
**Land Size:** 817 sqm approx



**13 Toronto Av DONCASTER 3108 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,313,000  
**Method:** Sold Before Auction  
**Date:** 14/02/2024  
**Property Type:** House (Res)  
**Land Size:** 758 sqm approx

**Account - Barry Plant | P: 03 9842 8888**