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 Kiewa 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	$1,595,000	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	11 Bellara St DONCASTER 3108	$1,436,000	22/04/2023
2	64 Whittens La DONCASTER 3108	$1,380,000	25/02/2023
3	13 Nathan St DONCASTER 3108	$1,325,000	25/03/2023

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: 03/08/2023 12:01

CONSUMER AFFAIRS VICTORIA

36 Kiewa Street, Doncaster Vic 3108

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2023: $1,595,000

🛏 3   🛁 2   🚗 2

Property Type: House
Land Size: 868 sqm approx

Agent Comments

Comparable Properties

11 Bellara St DONCASTER 3108 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,436,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 749 sqm approx

Agent Comments

64 Whittens La DONCASTER 3108 (REI/VG)

🛏 4   🛁 2   🚗 4

Price: $1,380,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 846 sqm approx

Agent Comments

13 Nathan St DONCASTER 3108 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,325,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888