

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

37 High Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,604,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2023

to

30/09/2023

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	3 Rose Av BULLEEN 3105	\$1,222,000	01/07/2023
2	24 Balwyn Rd BULLEEN 3105	\$1,210,000	05/08/2023
3	81 Thompsons Rd BULLEEN 3105	\$1,180,600	12/08/2023

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:

24/10/2023 16:17



 4  1  3

Property Type: House

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



3 Rose Av BULLEEN 3105 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,222,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 647 sqm approx



24 Balwyn Rd BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,210,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 627 sqm approx



81 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$1,180,600

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 726 sqm approx