

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

4/4 Kingsnorth Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2022

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	4/15 Monaco St DONCASTER 3108	\$1,112,000	25/11/2023
2	3/1 Braeside Dr DONCASTER 3108	\$1,050,000	02/12/2023
3			

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:

22/12/2023 10:53



Property Type: Townhouse

Agent Comments

Comparable Properties



4/15 Monaco St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,112,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)



3/1 Braeside Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

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.