

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 Link Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 01/01/2023 to 31/12/2023 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 | 22 Cason St DONCASTER 3108 | \$1,710,000 | 02/12/2023 |
| 2 | 46 Turana St DONCASTER 3108 | \$1,621,000 | 09/12/2023 |
| 3 | 14 Curnola Av DONCASTER 3108 | \$1,545,000 | 02/12/2023 |

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:

16/01/2024 10:00



 4  3  2

Property Type: House

Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending December 2023: \$1,550,000

Comparable Properties



22 Cason St DONCASTER 3108 (REI)

Agent Comments

 4  2  3

Price: \$1,710,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 651 sqm approx



46 Turana St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,621,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 667 sqm approx



14 Curnola Av DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,545,000

Method: Sold Before Auction

Date: 02/12/2023

Property Type: House (Res)

Land Size: 725 sqm approx