

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

40 TURANA STREET DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Doncaster

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

10 NATHAN STREET DONCASTER VIC 3108	\$1,500,000	13-Apr-23
15 THE BOULEVARDE DONCASTER VIC 3108	\$1,490,000	19-Aug-23
36 TURANA STREET DONCASTER VIC 3108	\$1,475,000	16-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 12 October 2023

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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

42 TURANA STREET DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Doncaster

Period-from

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Source

Corelogic

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 6 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

4 PARA COURT DONCASTER VIC 3108	\$1,670,000	26-Aug-23
8 SCENIC RISE DONCASTER VIC 3108	\$1,630,000	28-Sep-23
2 LEYTE CLOSE DONCASTER VIC 3108	\$1,636,000	10-May-23

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 6 months.~~

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