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

7 Boyd Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,400,000		&		\$1,540,000					
Median sale pi	rice									
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Doncaster		
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	12 Eildon St DONCASTER 3108	\$1,551,000	28/10/2023
2	24 Carawatha Rd DONCASTER 3108	\$1,450,000	07/10/2023
3	7 Grange Park Av DONCASTER 3108	\$1,450,000	01/12/2023

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:

30/01/2024 11:38









Property Type: House (Res) **Land Size:** 750 sqm approx Agent Comments Jack Zhang 03 9816 8442 0433 448 554 jack.zhang@vicprop.com.au

Indicative Selling Price \$1,400,000 - \$1,540,000 Median House Price Year ending December 2023: \$1,550,000

Comparable Properties



12 Eildon St DONCASTER 3108 (REI)



Price: \$1,551,000 Method: Private Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 728 sqm approx Agent Comments

Agent Comments



Price: \$1,450,000 Method: Private Sale Date: 07/10/2023 Property Type: House Land Size: 741 sqm approx



propertydata

7 Grange Park Av DONCASTER 3108 (REI)

24 Carawatha Rd DONCASTER 3108 (REI/VG)



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Agent Comments

Price: \$1,450,000 Method: Private Sale Date: 01/12/2023 Property Type: House (Res) Land Size: 706 sqm approx

Account - VICPROP



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