Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

postcode	Including suburb and	8 Kingsnorth Street, Doncaster Vic 3108
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Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,480,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/04/2022	to	31/03/2023		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

Add	dress of comparable property	Price	Date of sale
1	24 Buckingham Cr DONCASTER 3108	\$1,500,000	30/05/2023
2	57 Riverview Tce BULLEEN 3105	\$1,450,000	21/06/2023
3	2 Balfour St DONCASTER 3108	\$1,422,000	20/05/2023

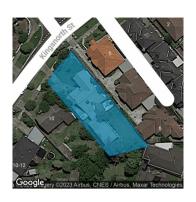
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/07/2023 13:51









Rooms: 7

Property Type: House Land Size: 855 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price**

Year ending March 2023: \$1,480,000

Comparable Properties



24 Buckingham Cr DONCASTER 3108 (REI)

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Price: \$1,500,000 Method: Private Sale Date: 30/05/2023 Property Type: House Land Size: 722 sqm approx **Agent Comments**



57 Riverview Tce BULLEEN 3105 (REI)





Price: \$1,450,000 Method: Private Sale Date: 21/06/2023 Property Type: House Land Size: 741 sqm approx Agent Comments

2 Balfour St DONCASTER 3108 (REI)

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Price: \$1,422,000 Method: Auction Sale Date: 20/05/2023

Property Type: House (Res) Land Size: 715 sqm approx Agent Comments

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