

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 8 Kingsnorth Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,480,000 Property 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	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 comparable properties 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) [Agent Comments](#)



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



57 Riverview Tce BULLEEN 3105 (REI) [Agent Comments](#)



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

2 Balfour St DONCASTER 3108 (REI) [Agent Comments](#)



Price: \$1,422,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 715 sqm approx

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