

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 Somerville Street, Doncaster

Indicative selling price

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

Single price

\$1,585,000

Median sale price

Median price

\$1,604,000

Property type

House

Suburb

Doncaster

Period - From

July 2023

to

Sept 2023

Source

REIV

Comparable property sales

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. 29 Turana Street, Doncaster	\$ 1,590,000	21/10/2023
2. 9 Cason Street, Doncaster	\$ 1,640,000	29/07/2023
3. 19 Timber Ridge, Doncaster	\$ 1,450,000	21/10/2023

This Statement of Information was prepared on:

15/11/2023

Comparable properties



\$ 1,590,000

29 Turana Street, Doncaster, Victoria

DATE: 21/10/2023

PROPERTY TYPE: HOUSE

4 2
 2 653 sqm



\$ 1,640,000

9 Cason Street, Doncaster, Victoria

DATE: 29/07/2023

PROPERTY TYPE: HOUSE

5 3
 2 678 sqm



\$ 1,450,000

19 Timber Ridge, Doncaster, Victoria

DATE: 21/10/2023

PROPERTY TYPE: HOUSE

4 1
 2 721 sqm x

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Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee