

# 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 9 Heritage Boulevard, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,050,000

### 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	30 Stanley Dr DONCASTER 3108	\$1,938,000	17/06/2023
2	5 Robyn St DONCASTER 3108	\$1,936,000	18/02/2023
3	41 Bordeaux St DONCASTER 3108	\$1,900,000	07/03/2023

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: 14/07/2023 10:33

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**Indicative Selling Price**

\$1,900,000 - \$2,050,000

**Median House Price**

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



 4    2    2

**Property Type:** House (Res)

**Land Size:** 413 sqm approx

Agent Comments

## Comparable Properties



**30 Stanley Dr DONCASTER 3108 (REI)**

Agent Comments

 5    2    2

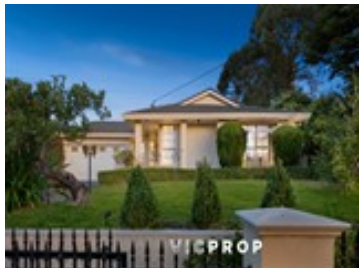
**Price:** \$1,938,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 496 sqm approx



**5 Robyn St DONCASTER 3108 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,936,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** House (Res)

**Land Size:** 682 sqm approx



**41 Bordeaux St DONCASTER 3108 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 07/03/2023

**Property Type:** House (Res)

**Land Size:** 661 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802