

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

38 Victoria Street Doncaster VIC 3108

Indicative selling price

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

Single Price

\$1,415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,282,500

Property type

House

Suburb

Doncaster

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

28 Victoria Street Doncaster VIC 3108	\$1,385,000	11-Apr-21
4 Silverdale Court Doncaster East VIC 3109	\$1,395,000	28-Nov-20
13 Tyrol Court Doncaster East VIC 3109	\$1,389,000	20-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 13 May 2021



28 Victoria Street Doncaster VIC 3108

 3  1  3

Sold Price ^{RS} **\$1,385,000** Sold Date **11-Apr-21**

Distance **0.09km**



4 Silverdale Court Doncaster East VIC 3109

 4  2  2

Sold Price **\$1,395,000** Sold Date **28-Nov-20**

Distance **0.45km**



13 Tyrol Court Doncaster East VIC 3109

 4  2  2

Sold Price ^{RS} **\$1,389,000** Sold Date **20-Mar-21**

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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