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	178 Church Road, Doncaster Vic 3108

Indicative selling price

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

Single price $1,195,000

Median sale price

Median price $1,505,500 Property Type House Suburb Doncaster

Period - From 07/11/2021 to 06/11/2022 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	4 Zander Ct DONCASTER 3108	$1,088,000	05/11/2022
2	29 Norfolk Cirt DONCASTER 3108	$1,095,000	15/08/2022
3	23 Windella Qdrnt DONCASTER 3108	$1,160,000	19/10/2022

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: 07/11/2022 10:14

178 Church Road, Doncaster Vic 3108



3 2

Rooms: 2
Property Type: House
Land Size: 644 sqm approx

Agent Comments

Indicative Selling Price
$1,195,000
Median House Price
07/11/2021 - 06/11/2022: $1,505,500

Comparable Properties



4 Zander Ct DONCASTER 3108 (REI)

3 1 1

Price: $1,088,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 757 sqm approx

Agent Comments



29 Norfolk Cirt DONCASTER 3108 (REI)

3 1 2

Price: $1,095,000
Method: Private Sale
Date: 15/08/2022
Property Type: House
Land Size: 643 sqm approx

Agent Comments



23 Windella Qdrnt DONCASTER 3108 (REI)

3 1 2

Price: $1,160,000
Method: Private Sale
Date: 19/10/2022
Property Type: House (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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