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	174 Church Road, Doncaster Vic 3108

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,500,000 Property Type House Suburb Doncaster

Period - From 01/04/2022 to 30/06/2022 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	60 Church Rd DONCASTER 3108	$1,303,000	11/06/2022
2	47 Brindy Cr DONCASTER EAST 3109	$1,275,000	08/08/2022
3	17 Alburnum Cr TEMPLESTOWE LOWER 3107	$1,210,000	30/07/2022

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: 10/08/2022 13:33

174 Church Road, Doncaster Vic 3108



3 1 2

Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2022: $1,500,000

Comparable Properties



60 Church Rd DONCASTER 3108 (REI)

4 2 2

Price: $1,303,000
Method: Auction Sale
Date: 11/06/2022
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments



47 Brindy Cr DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,275,000
Method: Private Sale
Date: 08/08/2022
Property Type: House
Land Size: 730 sqm approx

Agent Comments



17 Alburnum Cr TEMPLESTOWE LOWER 3107 (REI)

3 2 2

Price: $1,210,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments

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

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