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	4 Robyn Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

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

Period - From 01/07/2021 to 30/09/2021 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	27 Roseville Av DONCASTER 3108	$1,595,000	19/07/2021
2	53 Roseland Gr DONCASTER 3108	$1,520,000	13/10/2021
3	58 Board St DONCASTER 3108	$1,506,000	12/06/2021

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: 29/11/2021 14:19

RT Edgar



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
September quarter 2021: $1,500,000

Comparable Properties



27 Roseville Av DONCASTER 3108 (REI)

4 2 2

Price: $1,595,000
Method: Private Sale
Date: 19/07/2021
Property Type: House
Land Size: 664 sqm approx

Agent Comments



53 Roseland Gr DONCASTER 3108 (REI)

4 2 2

Price: $1,520,000
Method: Auction Sale
Date: 13/10/2021
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



58 Board St DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,506,000
Method: Auction Sale
Date: 12/06/2021
Rooms: 6
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE | propertydata.com.au

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