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	17 Morris Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,550,000 Property Type House Suburb Doncaster

Period - From 01/04/2024 to 30/06/2024 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	23 Buckingham Cr DONCASTER 3108	$1,500,000	23/04/2024
2	19 Nola St DONCASTER 3108	$1,435,000	24/02/2024
3	38 Walker St DONCASTER 3108	$1,411,000	06/07/2024

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: 15/07/2024 14:26

17 Morris Street, Doncaster Vic 3108

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4 2 1

Property Type: House
Land Size: 831 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2024: $1,550,000

Comparable Properties



23 Buckingham Cr DONCASTER 3108 (VG)

4 - -

Price: $1,500,000
Method: Sale
Date: 23/04/2024
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments



19 Nola St DONCASTER 3108 (REI/VG)

4 2 1

Price: $1,435,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments



38 Walker St DONCASTER 3108 (REI)

4 1 1

Price: $1,411,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

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