

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

1 BOND 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

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster

Period-from

01 Apr 2023

to

31 Mar 2024

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

4 MAPLE COURT DONCASTER VIC 3108	\$1,870,000	18-Mar-23
4A MAPLE COURT DONCASTER VIC 3108	\$1,878,000	07-Oct-23
13 WINDELLA QUADRANT DONCASTER VIC 3108	\$1,745,000	29-Oct-22

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: 29 April 2024



4 MAPLE COURT DONCASTER VIC 3108

 4  1  2

Sold Price **\$1,870,000** Sold Date **18-Mar-23**

Distance **0.25km**



4A MAPLE COURT DONCASTER VIC 3108

 4  3  2

Sold Price **\$1,878,000** Sold Date **07-Oct-23**

Distance **0.24km**



13 WINDELLA QUADRANT DONCASTER VIC 3108

 4  2  2

Sold Price **\$1,745,000** Sold Date **29-Oct-22**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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