

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

13 Taunton Street Doncaster East VIC 3109

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

\$1,650,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,100

Property type

House

Suburb

Doncaster East

Period-from

01 May 2020

to

30 Apr 2021

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

51 Taparoo Road Templestowe VIC 3106	\$1,860,000	04-May-21
13 Gaudion Road Doncaster East VIC 3109	\$1,760,000	17-Apr-21
101 King Street Templestowe VIC 3106	\$1,750,000	28-Mar-21

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: 24 May 2021



51 Taparoo Road Templestowe VIC 3106

 5
  3
  2

Sold Price

^{RS} **\$1,860,000**

Sold Date

04-May-21

Distance

0.36km



13 Gaudion Road Doncaster East VIC 3109

 5
  2
  2

Sold Price

^{RS} **\$1,760,000**

Sold Date

17-Apr-21

Distance

0.47km



101 King Street Templestowe VIC 3106

 5
  3
  2

Sold Price

^{RS} **\$1,750,000**

Sold Date

28-Mar-21

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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