

# 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 201/832 Doncaster Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$525,000 & \$575,000

### Median sale price\*

Median price \$650,000 Property Type Unit Suburb Doncaster

Period - From 06/08/2020 to 06/02/2021 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	107/3-11 Mitchell St DONCASTER EAST 3109	\$575,000	16/11/2020
2	24/872 Doncaster Rd DONCASTER EAST 3109	\$555,000	06/10/2020
3	3/243 Blackburn Rd DONCASTER EAST 3109	\$530,000	24/12/2020

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: 06/02/2021 11:52



 2    2    1

**Property Type:** Unit  
**Land Size:** 78 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$525,000 - \$575,000  
**Median Unit Price \***  
06/08/2020 - 06/02/2021: \$650,000  
\* Agent calculated median

## Comparable Properties



**107/3-11 Mitchell St DONCASTER EAST 3109**   **Agent Comments**  
(REI)

 2    2    2

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 16/11/2020  
**Property Type:** Apartment



**24/872 Doncaster Rd DONCASTER EAST 3109**   **Agent Comments**  
(REI/VG)

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**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 06/10/2020  
**Property Type:** Apartment



**3/243 Blackburn Rd DONCASTER EAST 3109**   **Agent Comments**  
(REI/VG)

 2    1    2

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 24/12/2020  
**Property Type:** Apartment