

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 GO3/832 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price*

Median price \$830,000 Property Type Unit Suburb Doncaster East

Period - From 17/05/2020 to 17/11/2020 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	5/25 Clay Dr DONCASTER 3108	\$600,000	28/05/2020
2	217/642-654 Doncaster Rd DONCASTER 3108	\$595,000	21/05/2020
3	521/642 Doncaster Rd DONCASTER 3108	\$585,000	26/05/2020

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: 17/11/2020 10:40



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Property Type: Apartment

Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median Unit Price *
17/05/2020 - 17/11/2020: \$830,000
* Agent calculated median

Comparable Properties

5/25 Clay Dr DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$600,000
Method: Sale
Date: 28/05/2020
Property Type: Flat/Unit/Apartment (Res)

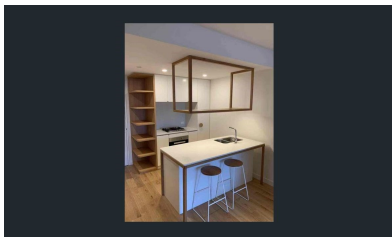


217/642-654 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$595,000
Method: Private Sale
Date: 21/05/2020
Rooms: 5
Property Type: Apartment



521/642 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$585,000
Method: Sale
Date: 26/05/2020
Property Type: Flat/Unit/Apartment (Res)