

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 18/863 Doncaster Road, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$495,000 & \$540,000

Median sale price

Median price \$784,500 Property Type Apartment Suburb Doncaster East (3109)

Period - From 27/02/2019 to 27/02/2020 Source Realestate

Comparable property sales

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
20/881 DONCASTER ROAD, DONCASTER EAST VIC 3109	\$492,500	15/04/2020
22/885-889 DONCASTER ROAD, DONCASTER EAST VIC 3109	\$533,000	29/05/2020
37/872 DONCASTER ROAD, DONCASTER EAST VIC 3109	\$465,000	20/04/2020

This Statement of Information was prepared on: 15/10/2020