

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 8/863-865 Doncaster Road, Doncaster East, VIC 3109

Indicative selling price

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

Price Range

\$440,000

&

\$480,000

Median sale price

Median price

\$619,000

Property Type

House

Suburb

Doncaster East (3109)

Period - From

01/01/2018

to

31/12/2018

Source

Core Logic

Comparable property sales

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
310/6 THIELE STREET, DONCASTER VIC 3108	\$406,000	19/01/2018
8/765-767 DONCASTER ROAD, DONCASTER VIC 3108	\$480,000	01/05/2018
30/107 WHITTENS LANE, DONCASTER VIC 3108	\$475,000	01/12/2017

This Statement of Information was prepared on: 10/04/2019