

# 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 104/632 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)

Single price \$368,000

### Median sale price

Median price \$660,000

Property Type Unit

Suburb Doncaster

Period - From 01/04/2023

to 31/03/2024

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	14/881 Doncaster Rd DONCASTER 3108	\$398,500	29/04/2024
2	202/88 Tram Rd DONCASTER 3108	\$374,500	27/03/2024
3	811/1 Grosvenor St DONCASTER 3108	\$365,000	11/05/2024

**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:

16/06/2024 11:19



1 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$368,000

**Median Unit Price**

Year ending March 2024: \$660,000

## Comparable Properties



**14/881 Doncaster Rd DONCASTER 3108 (REI)** **Agent Comments**

1 1 1

**Price:** \$398,500

**Method:** Private Sale

**Date:** 29/04/2024

**Property Type:** Apartment



**202/88 Tram Rd DONCASTER 3108 (REI/VG)** **Agent Comments**

1 1 1

**Price:** \$374,500

**Method:** Private Sale

**Date:** 27/03/2024

**Property Type:** Apartment



**811/1 Grosvenor St DONCASTER 3108 (REI)** **Agent Comments**

1 1 1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 11/05/2024

**Property Type:** Apartment

**Account - The One Real Estate (AU) | P: 03 7007 5707**