

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 104/642 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Doncaster

Period - From 01/01/2023 to 31/12/2023 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	G02/832 Doncaster Rd DONCASTER 3108	\$562,000	12/01/2024
2	404/600 Doncaster Rd DONCASTER 3108	\$555,000	30/10/2023
3	703/632 Doncaster Rd DONCASTER 3108	\$532,000	16/01/2024

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: 21/02/2024 18:50



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
Year ending December 2023: \$675,000

Comparable Properties



G02/832 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$562,000
Method: Private Sale
Date: 12/01/2024
Property Type: Apartment



404/600 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 30/10/2023
Property Type: Apartment



703/632 Doncaster Rd DONCASTER 3108 (REI) Agent Comments



Price: \$532,000
Method: Private Sale
Date: 16/01/2024
Property Type: Unit

Account - VICPROP



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