

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 105/927 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$395,000 & \$420,000

Median sale price

Median price \$1,000,888 Property Type Unit Suburb Doncaster East

Period - From 01/07/2023 to 30/09/2023 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	10/919 Doncaster Rd DONCASTER EAST 3109	\$508,000	25/07/2023
2	19/881 Doncaster Rd DONCASTER EAST 3109	\$488,000	28/07/2023
3	309/6 Thiele St DONCASTER 3108	\$443,000	18/08/2023

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: 23/11/2023 18:32



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000 - \$420,000

Median Unit Price

September quarter 2023: \$1,000,888

Comparable Properties



10/919 Doncaster Rd DONCASTER EAST 3109 Agent Comments
(REI/VG)

2 1 2

Price: \$508,000

Method: Private Sale

Date: 25/07/2023

Property Type: Apartment



19/881 Doncaster Rd DONCASTER EAST 3109 Agent Comments
(REI)

2 1 1

Price: \$488,000

Method: Private Sale

Date: 28/07/2023

Property Type: Apartment



309/6 Thiele St DONCASTER 3108 (REI/VG) Agent Comments

2 1 1

Price: \$443,000

Method: Sold After Auction

Date: 18/08/2023

Property Type: Apartment

Account - Barry Plant | P: (03) 9431 1243