

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

12/863 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$540,000 & \$560,000

Median sale price

Median price \$979,500 Property Type Unit Suburb Doncaster East

Period - From 01/04/2023 to 30/06/2023 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	12/33 Queens Av DONCASTER 3108	\$570,000	27/06/2023
2	302/832 Doncaster Rd DONCASTER 3108	\$578,000	22/05/2023
3	14/16 Bullen St DONCASTER EAST 3109	\$536,200	10/06/2023

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:

03/10/2023 17:16



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000 - \$560,000

Median Unit Price

June quarter 2023: \$979,500

Comparable Properties

12/33 Queens Av DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$570,000

Method:

Date: 27/06/2023

Property Type: Apartment



302/832 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$578,000

Method: Private Sale

Date: 22/05/2023

Property Type: Apartment



14/16 Bullen St DONCASTER EAST 3109 (VG)

Agent Comments

 2  -  -

Price: \$536,200

Method: Sale

Date: 10/06/2023

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888