

# 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

13/863 Doncaster Road, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$580,000

### Median sale price

Median price \$710,000 Property Type Unit Suburb Doncaster East

Period - From 17/01/2023 to 16/01/2024 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	401/5 Elgar Ct DONCASTER 3108	\$580,000	22/09/2023
2	12/33 Queens Av DONCASTER 3108	\$570,000	18/07/2023
3	G02/832 Doncaster Rd DONCASTER 3108	\$562,000	12/01/2024

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:

17/01/2024 10:22



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**401/5 Elgar Ct DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 22/09/2023

**Property Type:** Apartment



**12/33 Queens Av DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$570,000

**Method:** Private Sale

**Date:** 18/07/2023

**Property Type:** Apartment



**G02/832 Doncaster Rd DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$562,000

**Method:** Private Sale

**Date:** 12/01/2024

**Property Type:** Apartment