

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

2/2A ACACIA STREET DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

10/919 DONCASTER ROAD DONCASTER EAST VIC 3109	\$508,000	25-Jul-23
7/1 WESTFIELD DRIVE DONCASTER VIC 3108	\$535,000	09-Jun-23
15/1 GROSVENOR STREET DONCASTER VIC 3108	\$530,000	28-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 16 November 2023



**10/919 DONCASTER ROAD
DONCASTER EAST VIC 3109**

2 1 2

Sold Price **\$508,000** Sold Date **25-Jul-23**

Distance **0.58km**



**7/1 WESTFIELD DRIVE
DONCASTER VIC 3108**

2 1 2

Sold Price **\$535,000** Sold Date **09-Jun-23**

Distance **1.84km**



**15/1 GROSVENOR STREET
DONCASTER VIC 3108**

2 1 1

Sold Price **\$530,000** Sold Date **28-Aug-23**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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