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

2/498 Doncaster Road, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$680,000		&		\$748,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/120 High St DONCASTER 3108	\$780,000	19/09/2023
2	8/787 Elgar Rd DONCASTER 3108	\$680,000	15/07/2023
3	5/797 Elgar Rd DONCASTER 3108	\$660,000	12/07/2023

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:

02/11/2023 13:56









Property Type: Unit Land Size: 247 sqm approx Agent Comments Indicative Selling Price \$680,000 - \$748,000 Median Unit Price September quarter 2023: \$680,000

Comparable Properties



2/120 High St DONCASTER 3108 (REI)



Price: \$780,000 Method: Private Sale Date: 19/09/2023 Property Type: Unit Land Size: 132 sqm approx Agent Comments

Agent Comments



Price: \$680,000 Method: Auction Sale Date: 15/07/2023 Property Type: Unit

2

5/797 Elgar Rd DONCASTER 3108 (REI/VG)

8/787 Elgar Rd DONCASTER 3108 (REI/VG)

1



Agent Comments



Price: \$660,000 Method: Private Sale Date: 12/07/2023 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888



property data

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