

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

2/876 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$596,500 Property Type Unit Suburb Doncaster

Period - From 01/01/2024 to 31/03/2024 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	2/52 Rosella St DONCASTER EAST 3109	\$720,000	27/04/2024
2	2/808 Elgar Rd DONCASTER 3108	\$703,000	07/03/2024
3	2/56 Blackburn Rd DONCASTER EAST 3109	\$625,000	02/12/2023

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: 12/06/2024 12:14



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  1

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$595,000 - \$650,000
Median Unit Price
 March quarter 2024: \$596,500

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.

Comparable Properties



2/52 Rosella St DONCASTER EAST 3109 (REI) Agent Comments

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Price: \$720,000
Method: Private Sale
Date: 27/04/2024
Property Type: Unit
Land Size: 145 sqm approx



2/808 Elgar Rd DONCASTER 3108 (REI/VG) Agent Comments

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  2

Price: \$703,000
Method: Auction Sale
Date: 07/03/2024
Property Type: Unit



2/56 Blackburn Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

 2
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Price: \$625,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888