

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

212/1042 DONCASTER ROAD DONCASTER EAST VIC 3109

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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 May 2023

to

30 Apr 2024

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

110/7 RED HILL TERRACE DONCASTER EAST VIC 3109	\$530,000	10-Mar-24
1005/20 HEPBURN ROAD DONCASTER VIC 3108	\$490,000	09-Feb-24
1/18 BERKELEY STREET DONCASTER VIC 3108	\$520,000	09-May-24

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: 21 May 2024



**110/7 RED HILL TERRACE
DONCASTER EAST VIC 3109**

 2
  2
  1

Sold Price **\$530,000** Sold Date **10-Mar-24**

Distance **3.01km**



**1005/20 HEPBURN ROAD
DONCASTER VIC 3108**

 2
  1
  1

Sold Price **\$490,000** Sold Date **09-Feb-24**

Distance **3.04km**



**1/18 BERKELEY STREET
DONCASTER VIC 3108**

 2
  1
  1

Sold Price ^{RS} **\$520,000** Sold Date **09-May-24**

Distance **3.15km**

RS = Recent sale UN = Undisclosed Sale

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