## 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

306/642 Doncaster Road, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$780,000		&		\$850,000			
Median sale p	rice							
Median price	\$1,570,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	204/83 Tram Rd DONCASTER 3108	\$850,000	10/04/2024
2	401/13-15 Goodson St DONCASTER 3108	\$822,200	05/06/2024
3	215/8 Berkeley St DONCASTER 3108	\$760,000	22/02/2024

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:

05/07/2024 14:54



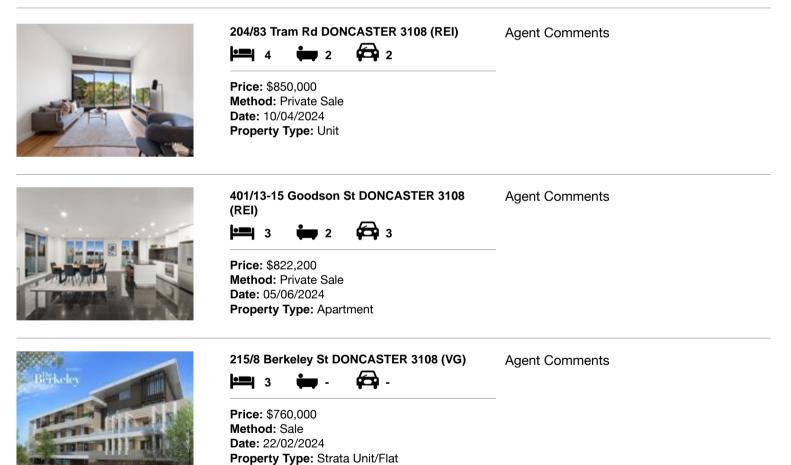
♥ I C P R O P





Property Type: House (Res) Land Size: 3770 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median House Price Year ending March 2024: \$1,570,000

# **Comparable Properties**



#### Account - VICPROP

propertydata



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