

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 401/13-15 Goodson Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$790,000 & \$840,000

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	1002/5 Elgar Ct DONCASTER 3108	\$1,080,000	20/03/2024
2	204/83 Tram Rd DONCASTER 3108	\$850,000	10/04/2024
3	108/20 Hepburn Rd DONCASTER 3108	\$700,000	01/05/2024

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: 14/05/2024 11:58



3 2 3

Property Type: Unit

Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median Unit Price
March quarter 2024: \$596,500

Comparable Properties



1002/5 Elgar Ct DONCASTER 3108 (REI)

Agent Comments

3 3 2

Price: \$1,080,000
Method: Private Sale
Date: 20/03/2024
Property Type: Unit



204/83 Tram Rd DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$850,000
Method: Private Sale
Date: 10/04/2024
Property Type: Unit



108/20 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$700,000
Method: Private Sale
Date: 01/05/2024
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888