

## 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

5/736 DONCASTER ROAD DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2022

to

31 Jul 2023

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

201/777 DONCASTER ROAD DONCASTER VIC 3108	\$660,000	02-May-23
307/8 CLAY DRIVE DONCASTER VIC 3108	\$675,000	25-Jun-23
1018/642 DONCASTER ROAD DONCASTER VIC 3108	\$700,000	20-Jul-23

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: 07 August 2023



**201/777 DONCASTER ROAD  
DONCASTER VIC 3108**

 1  -  -

Sold Price **\$660,000** Sold Date **02-May-23**

Distance **0.16km**



**307/8 CLAY DRIVE DONCASTER  
VIC 3108**

 2  1  2

Sold Price **\$675,000** Sold Date **25-Jun-23**

Distance **0.57km**



**1018/642 DONCASTER ROAD  
DONCASTER VIC 3108**

 2  2  1

Sold Price <sup>RS</sup> **\$700,000** Sold Date **20-Jul-23**

Distance **0.65km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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