

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

6/490-494 DONCASTER ROAD DONCASTER VIC 3108

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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2022

to

30 Jun 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

206/8 HEPBURN ROAD DONCASTER VIC 3108	\$660,000	22-May-23
309/19 FREDERICK STREET DONCASTER VIC 3108	\$727,000	17-Jan-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.

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**206/8 HEPBURN ROAD
DONCASTER VIC 3108**

3 2 2

Sold Price ^{RS} **\$660,000** Sold Date **22-May-23**

Distance **1.46km**



**309/19 FREDERICK STREET
DONCASTER VIC 3108**

3 2 2

Sold Price **\$727,000** Sold Date **17-Jan-23**

Distance **1.04km**

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

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