

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

7/450 Doncaster Road, Doncaster

Indicative selling price

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

Range Between \$680,000 & \$710,000

Median sale price

Median price \$597,000 Property type Unit Suburb Doncaster

Period - From Jan 2024 to March 2024 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 4/2 Curlew Court, Doncaster	\$ 745,000	12/11/2023
2. 4/317 George Street, Doncaster	\$ 887,000	23/02/2024

This Statement of Information was prepared on: 9/05/2024

Comparable properties



\$ 745,000

4/2 Curlew Court, Doncaster, Victoria

DATE: 12/11/2023

PROPERTY TYPE: UNIT

 2  1
 1  sqm



\$ 887,000

4/317 George Street, Doncaster, Victoria

DATE: 23/02/2024

PROPERTY TYPE: UNIT

 3  2
 1  sqm

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