## 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

7/927-929 Doncaster Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$450,000		&		\$490,000					
Median sale p	rice									
Median price	\$1,000,000	Pro	operty Type	Unit			Suburb	Doncaster East		
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	12/863 Doncaster Rd DONCASTER EAST 3109	\$547,500	31/10/2023
2	105/927 Doncaster Rd DONCASTER EAST 3109	\$430,000	12/12/2023
3	110/927-929 Doncaster Rd DONCASTER EAST 3109	\$300,000	29/10/2023

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:

21/03/2024 12:38









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$450,000 - \$490,000 Median Unit Price December quarter 2023: \$1,000,000

# **Comparable Properties**





12/863 Doncaster Rd DONCASTER EAST 3109 Agent Comments (REI/VG)



Price: \$547,500 Method: Private Sale Date: 31/10/2023 Property Type: Apartment



Agent Comments



Price: \$430,000 Method: Sold Before Auction Date: 12/12/2023 Property Type: Apartment



110/927-929 Doncaster Rd DONCASTER EAST Agent Comments 3109 (REI)



Price: \$300,000 Method: Auction Sale Date: 29/10/2023 Property Type: Apartment

#### Account - Barry Plant | P: 03 9842 8888



property data

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