

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

704/642 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Feb 2023

to

31 Jan 2024

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

608/642 DONCASTER ROAD DONCASTER VIC 3108	\$660,000	13-Sep-23
822/642 DONCASTER ROAD DONCASTER VIC 3108	\$595,000	03-Jan-24
816/642 DONCASTER ROAD DONCASTER VIC 3108	\$600,000	01-Dec-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: 23 February 2024



**608/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price **\$660,000** Sold Date **13-Sep-23**

Distance **0km**



**822/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price ^{RS} **\$595,000** Sold Date **03-Jan-24**

Distance **0.05km**



**816/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price ^{RS} **\$600,000** Sold Date **01-Dec-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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