

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 8/1040-1042 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median sale price

Median price \$990,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2023 to 31/12/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	2/2a Acacia St DONCASTER 3108	\$528,000	01/03/2024
2	7/919 Doncaster Rd DONCASTER EAST 3109	\$500,000	12/01/2024
3	11/243 Blackburn Rd DONCASTER EAST 3109	\$478,000	26/10/2023

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: 02/04/2024 11:36



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/2a Acacia St DONCASTER 3108 (REI/VG)

Agent Comments

2 1 2

Price: \$528,000

Method: Private Sale

Date: 01/03/2024

Property Type: Apartment

7/919 Doncaster Rd DONCASTER EAST 3109 (VG)

Agent Comments

2 - -

Price: \$500,000

Method: Sale

Date: 12/01/2024

Property Type: Strata Unit/Flat



11/243 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 1 1

Price: \$478,000

Method: Private Sale

Date: 26/10/2023

Property Type: Apartment