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	1/7-11 Darcy Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$620,000	Hou	ıse See	Unit	Х	Suburb	Doncaster
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

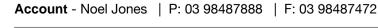
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4/765-767 Doncaster Rd DONCASTER 3108	\$626,000	10/02/2018
2	302/160 Williamsons Rd DONCASTER 3108	\$612,000	07/03/2018
3	2/69 Tram Rd DONCASTER 3108	\$590,000	02/08/2018

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.







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Property Type: Unit Agent Comments

Indicative Selling Price \$570,000 - \$627,000 **Median Unit Price** June quarter 2018: \$620,000

Comparable Properties



4/765-767 Doncaster Rd DONCASTER 3108

(VG)

-





Price: \$626,000 Method: Sale Date: 10/02/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

302/160 Williamsons Rd DONCASTER 3108

(REI/VG)

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Price: \$612,000 Method: Private Sale Date: 07/03/2018

Rooms: -

Property Type: Apartment

2/69 Tram Rd DONCASTER 3108 (REI)





Price: \$590.000 Method: Private Sale Date: 02/08/2018

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

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