

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

1/7-11 Darcy Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$570,000

&

\$627,000

Median sale price

Median price

\$620,000

House

Unit

X

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.

	Address 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.

1/7-11 Darcy Street, Doncaster Vic 3108



 2  1  2

Rooms:
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)

Agent Comments

 2  -  -

Price: \$626,000
Method: Sale
Date: 10/02/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

302/160 Williamsons Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  -  -

Price: \$612,000
Method: Private Sale
Date: 07/03/2018
Rooms: -
Property Type: Apartment



2/69 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$590,000
Method: Private Sale
Date: 02/08/2018
Rooms: -
Property Type: Townhouse (Single)