

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

104/1042 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price*

Median price \$659,000 Property Type Unit Suburb Doncaster East

Period - From 29/11/2020 to 29/11/2021 Source Propertydata

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	103/863 Doncaster Rd DONCASTER EAST 3109	\$365,000	04/11/2021
2	106/832 Doncaster Rd DONCASTER 3108	\$358,000	29/05/2021
3			

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: 29/11/2021 10:49



1 bed 1 bath 1 car

Property Type: Strata Unit/Flat

Land Size: 52 sqm approx

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price *

29/11/2020 - 29/11/2021: \$659,000

* Agent calculated median

Comparable Properties



**103/863 Doncaster Rd DONCASTER EAST
3109 (REI)**

Agent Comments

1 bed 1 bath 1 car

Price: \$365,000

Method: Private Sale

Date: 04/11/2021

Property Type: Apartment



**106/832 Doncaster Rd DONCASTER 3108
(REI/VG)**

Agent Comments

1 bed 1 bath 1 car

Price: \$358,000

Method: Private Sale

Date: 29/05/2021

Property Type: Apartment

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.

Account - Parkes Property | P: 9840 1111 | F: 9840 1570