

# 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](http://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



**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**



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 04/11/2021  
**Property Type:** Apartment



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

**Agent Comments**



**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