

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

2/2 Mcleod Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2022

to 31/12/2022

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	1/4 Angus Gr DONCASTER 3108	\$1,000,000	04/02/2023
2	3/723 Elgar Rd DONCASTER 3108	\$948,000	03/12/2022
3	1b Katrina St DONCASTER 3108	\$785,000	03/12/2022

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:

08/02/2023 12:25



 3
  2
  2

Property Type: Townhouse

Land Size: 241 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

December quarter 2022: \$710,000

Comparable Properties



1/4 Angus Gr DONCASTER 3108 (REI)

Agent Comments

 3
  2
  2

Price: \$1,000,000

Method: Auction Sale

Date: 04/02/2023

Property Type: Townhouse (Res)

Land Size: 185 sqm approx



3/723 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

 3
  2
  2

Price: \$948,000

Method: Private Sale

Date: 03/12/2022

Property Type: Townhouse (Single)



1b Katrina St DONCASTER 3108 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$785,000

Method: Auction Sale

Date: 03/12/2022

Property Type: Townhouse (Res)

Land Size: 175 sqm approx

Account - Barry Plant | P: 03 9842 8888