

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

209/642 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$641,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2020 to 30/09/2020 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	601/600 Doncaster Rd DONCASTER 3108	\$599,000	09/07/2020
2	6/881 Doncaster Rd DONCASTER EAST 3109	\$583,000	19/10/2020
3	104/3 Mitchell St DONCASTER EAST 3109	\$550,000	09/12/2020

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:

29/12/2020 17:14



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

September quarter 2020: \$641,000

Comparable Properties

601/600 Doncaster Rd DONCASTER 3108 (VG) **Agent Comments**



Price: \$599,000

Method: Sale

Date: 09/07/2020

Property Type: Strata Unit/Flat



6/881 Doncaster Rd DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$583,000

Method: Private Sale

Date: 19/10/2020

Property Type: Apartment

104/3 Mitchell St DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$550,000

Method: Private Sale

Date: 09/12/2020

Property Type: Apartment