

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

2/498 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Doncaster

Period - From

16/11/2022

to

15/11/2023

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	2/120 High St DONCASTER 3108	\$780,000	19/09/2023
2	8/787 Elgar Rd DONCASTER 3108	\$680,000	15/07/2023
3	5/797 Elgar Rd DONCASTER 3108	\$660,000	12/07/2023

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:

16/11/2023 11:49



 2  1  1

Property Type: Unit
Land Size: 247 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
16/11/2022 - 15/11/2023: \$582,500

Comparable Properties



2/120 High St DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$780,000
Method: Private Sale
Date: 19/09/2023
Property Type: Unit
Land Size: 132 sqm approx



8/787 Elgar Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$680,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Unit



5/797 Elgar Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$660,000
Method: Private Sale
Date: 12/07/2023
Property Type: Unit