

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

5/950 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,280,000

&

\$1,300,000

Median sale price

Median price

\$944,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/04/2022

to

31/03/2023

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	1/36 Roderick St DONCASTER EAST 3109	\$1,213,140	06/05/2023
2	2/950 Doncaster Rd DONCASTER EAST 3109	\$1,180,000	17/05/2023
3	3/950 Doncaster Rd DONCASTER EAST 3109	\$1,180,000	14/04/2023

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:

23/06/2023 17:55



Property Type:

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,300,000

Median Unit Price

Year ending March 2023: \$944,000

Comparable Properties



1/36 Roderick St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,213,140

Method: Auction Sale

Date: 06/05/2023

Property Type: Townhouse (Res)

2/950 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 17/05/2023

Property Type: Townhouse (Res)

3/950 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 14/04/2023

Property Type: Townhouse (Res)

Account - VICPROP