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

10/1042 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$500,000		&		\$550,000					
Median sale p	rice									
Median price	\$1,062,500	Pro	operty Type	Unit			Suburb	Doncaster East		
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	208/832 Doncaster Rd DONCASTER 3108	\$557,000	28/04/2021
2	107/22 Wembley Gdns DONVALE 3111	\$545,000	26/06/2021
3	1/1091 Doncaster Rd DONCASTER EAST 3109	\$535,000	25/06/2021

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:

21/10/2021 13:20









Property Type: Apartment Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2021: \$1,062,500

Comparable Properties



208/832 Doncaster Rd DONCASTER 3108 (REI/VG)



Price: \$557,000 Method: Private Sale Date: 28/04/2021 Property Type: Apartment Agent Comments

Agent Comments



107/22 Wembley Gdns DONVALE 3111 (REI/VG)

Price: \$545,000 Method: Private Sale Date: 26/06/2021

Property Type: Apartment



1/1091 Doncaster Rd DONCASTER EAST 3109 Agent Comments (REI/VG)



Price: \$535,000 Method: Private Sale Date: 25/06/2021 Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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