

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 between \$500,000 & \$550,000

Median sale price

Median price \$1,062,500 Property Type Unit Suburb Doncaster East

Period - From 01/07/2021 to 30/09/2021 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.

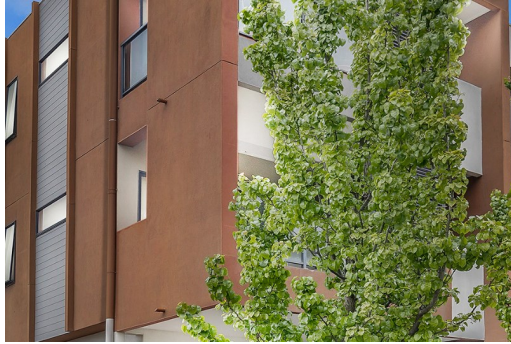
	Address of comparable property	Price	Date of sale
1	208/832 Doncaster Rd DONCASTER 3108	\$557,000	28/04/2021
2	107/22 Wembley Gdns DONVALE 3111	\$545,000	26/06/2021
3	1/1091 Doncaster Rd DONCASTER EAST 3109	\$535,000	25/06/2021

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



2 1 1

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)

Agent Comments

2 2 1

Price: \$557,000

Method: Private Sale

Date: 28/04/2021

Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$545,000

Method: Private Sale

Date: 26/06/2021

Property Type: Apartment



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

Agent Comments

2 1 1

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