

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

1/11 Goodson Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$380,000

&

\$418,000

Median sale price

Median price

\$646,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/10/2019

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.

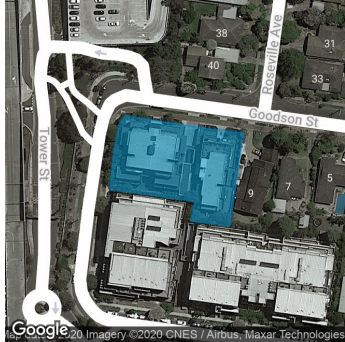
	Address of comparable property	Price	Date of sale
1	18/881 Doncaster Rd DONCASTER EAST 3109	\$421,000	03/08/2020
2	2/15 Soderlund Dr DONCASTER 3108	\$400,000	15/06/2020
3	13/872-874 Doncaster Rd DONCASTER EAST 3109	\$380,000	13/10/2020

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:

03/12/2020 11:23



1 1 1

Property Type: Unit / Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

Year ending September 2020: \$646,000

Comparable Properties



18/881 Doncaster Rd DONCASTER EAST 3109 Agent Comments
(REI/VG)

1 1 1

Price: \$421,000

Method: Private Sale

Date: 03/08/2020

Property Type: Apartment

2/15 Soderlund Dr DONCASTER 3108 (VG) Agent Comments

- - -

Price: \$400,000

Method: Sale

Date: 15/06/2020

Property Type: Land

Land Size: 224 sqm approx



13/872-874 Doncaster Rd DONCASTER EAST 3109 (REI) Agent Comments

1 1 1

Price: \$380,000

Method: Private Sale

Date: 13/10/2020

Property Type: Apartment