

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

G14/832 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Doncaster

Period - From

04/12/2022

to

03/12/2023

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	814/600 Doncaster Rd DONCASTER 3108	\$605,000	19/10/2023
2	402/18 Berkeley St DONCASTER 3108	\$600,000	30/08/2023
3	217/6 Thiele St DONCASTER 3108	\$600,000	21/07/2023

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:

04/12/2023 10:11

 2
  2
  1

Property Type: Strata Unit/Flat

Land Size: 79 sqm approx

Agent Comments

Indicative Selling Price

\$599,000

Median Unit Price

04/12/2022 - 03/12/2023: \$580,000

Comparable Properties



814/600 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

 2
  2
  2

Price: \$605,000

Method: Private Sale

Date: 19/10/2023

Property Type: Apartment



402/18 Berkeley St DONCASTER 3108 (REI) Agent Comments

 2
  2
  1

Price: \$600,000

Method: Private Sale

Date: 30/08/2023

Property Type: Apartment



217/6 Thiele St DONCASTER 3108 (REI/VG) Agent Comments

 2
  2
  2

Price: \$600,000

Method: Private Sale

Date: 21/07/2023

Property Type: Apartment