

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

509/632 Doncaster Road, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$338,000

Median sale priceMedian price

\$610,000

Property type

Apartment

Suburb

Doncaster

Period - From

July 2023

to

Sept 2023

Source

REIV

Comparable property sales

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. 204/632 Doncaster Road, Doncaster	\$ 350,000	20/07/2023
2. 404/632 Doncaster Road, Doncaster	\$ 350,000	20/06/2023
3. 405/632 Doncaster Road, Doncaster	\$ 321,000	22/06/2023

This Statement of Information was prepared on:

22/09/2023

Comparable properties



\$ 350,000

204/632 Doncaster Road, Doncaster, Victoria

DATE: 20/07/2023

PROPERTY TYPE: APARTMENT

 1
  1
 1
 sqm



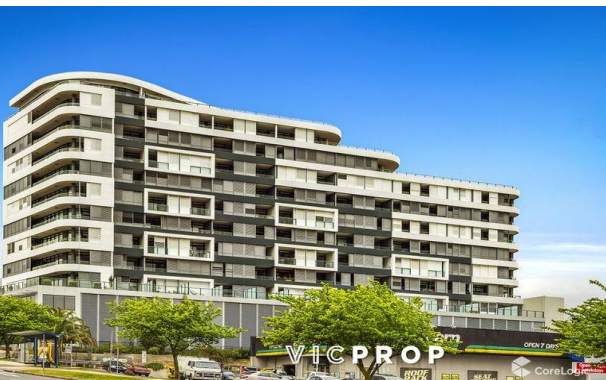
\$ 350,000

404/632 Doncaster Road, Doncaster, Victoria

DATE: 20/06/2023

PROPERTY TYPE: APARTMENT

 1
 1
 1
 sqm



\$ 321,000

405/632 Doncaster Road, Doncaster, Victoria

DATE: 22/06/2023

PROPERTY TYPE: APARTMENT

 1
 1
 1
 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee