

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

220/642 DONCASTER ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

1023/642 DONCASTER ROAD DONCASTER VIC 3108	655000	11-Apr-24
822/642 DONCASTER ROAD DONCASTER VIC 3108	595000	03-Jan-24
1003/642 DONCASTER ROAD DONCASTER VIC 3108	598000	10-Mar-24

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 6 months.~~

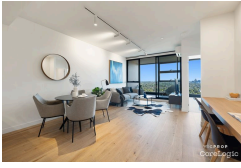
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**1023/642 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

^{RS}

655000

Sold Date

11-Apr-24

Distance

-



**822/642 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

595000

Sold Date

03-Jan-24

Distance

0.05km



**1003/642 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

598000

Sold Date

10-Mar-24

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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