Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address Including suburb and postcode | |
|---------------------------------------|--|
| · | |

Indicative selling price

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

| Range between \$590,000 & \$640,000 | Range between | \$590,000 | & | \$640,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$648,000 | Pro | perty Type Ur | iit | | Suburb | Doncaster |
|---------------|------------|-----|---------------|-----|------|----------|-----------|
| Period - From | 03/01/2024 | to | 02/01/2025 | So | urce | Property | v Data |

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

| Aut | areas or comparable property | 1 1100 | Date of Sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 305/3 Grosvenor St DONCASTER 3108 | \$610,000 | 28/11/2024 |
| 2 | 520/642 Doncaster Rd DONCASTER 3108 | \$643,000 | 28/09/2024 |
| 3 | 320/642 Doncaster Rd DONCASTER 3108 | \$620,000 | 15/07/2024 |

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: | 03/01/2025 16:17 |
|--|------------------|



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$590,000 - \$640,000 Median Unit Price 03/01/2024 - 02/01/2025: \$648,000

Comparable Properties



305/3 Grosvenor St DONCASTER 3108 (REI)

2

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2

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Price: \$610,000 Method: Auction Sale Date: 28/11/2024

Property Type: Apartment

Agent Comments



520/642 Doncaster Rd DONCASTER 3108 (REI/VG)

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2



1

Agent Comments

Price: \$643,000 Method: Private Sale Date: 28/09/2024 Property Type: Unit



320/642 Doncaster Rd DONCASTER 3108 (REI/VG)

2

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Agent Comments

Price: \$620,000 Method: Private Sale Date: 15/07/2024

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707





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