

## 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

7/450 Doncaster Road, Doncaster

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Range Between 

\$680,000

**Median sale price**Median price 

\$597,000

Property type 

Unit

Suburb 

Doncaster

Period - From 

Jan 2024

to

March 2024

Source 

REIV

**Comparable property sales**

**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.

Address of comparable property	Price	Date of sale
1. 4/2 Curlew Court, Doncaster	\$ 745.000	12/11/2023
2. 4/317 George Street, Doncaster	\$ 887,000	23/02/2024

This Statement of Information was prepared on: 

9/05/2024

## Comparable properties



**\$ 745,000**

4/2 Curlew Court, Doncaster, Victoria

DATE: 12/11/2023

PROPERTY TYPE: UNIT

 2    1  
 1    sqm



**\$ 887,000**

4/317 George Street, Doncaster, Victoria

DATE: 23/02/2024

PROPERTY TYPE: UNIT

 3    2  
 1    sqm

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee