

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

8/6-8 Elm Tree Road, Doncaster

Indicative selling price

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

Single price

\$625,000

Median sale priceMedian price

\$520,000

Property type

Unit

Suburb

Doncaster

Period - From

29/9/2020

to

5/11/2020

Source

R/E

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. 5/25 Clay Drive, Doncaster	\$ 600,000	28/5/2020
2. 14/9-13 Wetherby Road, Doncaster	\$ 641,000	25/7/2020
3. 2/6-8 Wetherby Road, Doncaster	\$ 626,000	10/6/2020

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:

05/11/2020

Comparable properties



\$600,000

5/25 Clay Drive, Doncaster, Victoria

DATE: 28/5/2020

PROPERTY TYPE: Unit

 2  1
  90 sqm



\$641,000

14/9-13 Wetherby Road, Doncaster, Victoria

DATE: 25/7/2020

PROPERTY TYPE: Unit

 2  1
 2  165 sqm



\$626,000

2/6-8 Wetherby Road, Doncaster, Victoria

DATE: 10/6/2020

PROPERTY TYPE: Unit

 2  1
 1  205 sqm

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21 days on market



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