

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

506/642 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

\$790,000

&

\$819,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,650

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2021

to

30 Sep 2022

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

G01/642 DONCASTER ROAD DONCASTER VIC 3108	\$800,000	10-Dec-21
219/642 DONCASTER ROAD DONCASTER VIC 3108	\$880,000	17-Jun-21

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.

This Statement of Information was prepared on: 13 October 2022

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**601/642 DONCASTER ROAD
DONCASTER VIC 3108**

3 - -

Sold Price

\$800,000

Sold Date

10-Dec-21

Distance

0km**219/642 DONCASTER ROAD
DONCASTER VIC 3108**

3 2 2

Sold Price

\$880,000

Sold Date

17-Jun-21

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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