

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	8/765 Doncaster Road, Doncaster Vic 3108
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Indicative selling price

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

Single price \$489,000

Median sale price

Median price	\$647,000	House		Unit	X	Suburb	Doncaster
Period - From	01/10/2018	to	31/12/2018	Source	REIV		

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	4/872 Doncaster Rd DONCASTER EAST 3109	\$501,000	17/12/2018
2	520/632-640 Doncaster Rd DONCASTER 3108	\$498,000	19/02/2019
3	30/107 Whittens La DONCASTER 3108	\$475,000	01/12/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$489,000
Median Unit Price
December quarter 2018: \$647,000

Comparable Properties

4/872 Doncaster Rd DONCASTER EAST 3109 (VG) **Agent Comments**

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Price: \$501,000
Method: Sale
Date: 17/12/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



520/632-640 Doncaster Rd DONCASTER 3108 (REI) **Agent Comments**

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Price: \$498,000
Method: Private Sale
Date: 19/02/2019
Rooms: -
Property Type: Apartment



30/107 Whittens La DONCASTER 3108 (REI/VG) **Agent Comments**

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Price: \$475,000
Method: Private Sale
Date: 01/12/2018
Rooms: 4
Property Type: Apartment