

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

6/927-929 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$672,500

House

Unit X

Suburb Doncaster

Period - From 01/01/2017

to 31/12/2017

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		
2		
3		

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.

Jim Kapsalis
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0488 837 653

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2017: \$672,500



 3  2  2

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties

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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Single residential property located in the Melbourne metropolitan area

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Address
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107/927-929 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$672,500 House Unit X Suburb Doncaster

Period - From 01/01/2017 to 31/12/2017 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	29/800 Elgar Rd DONCASTER 3108	\$402,000	28/11/2017
2	607/1 Grosvenor St DONCASTER 3108	\$425,000	10/01/2018
3	23/800 Elgar Rd DONCASTER 3108	\$430,000	08/02/2018

OR

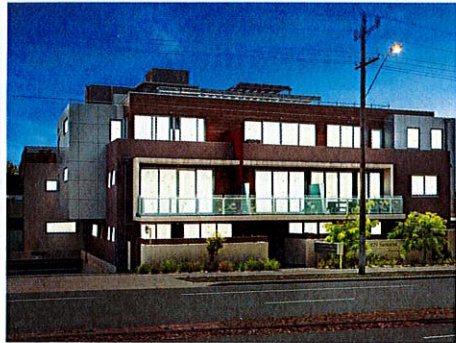
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 2  2  1

Rooms:

Property Type:

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending December 2017: \$672,500

Comparable Properties



29/800 Elgar Rd DONCASTER 3108 (VG)

Agent Comments

 2  -  -

Price: \$402,000

Method: Sale

Date: 28/11/2017

Rooms: -

Property Type: Strata Unit/Flat



607/1 Grosvenor St DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$425,000

Method: Private Sale

Date: 10/01/2018

Rooms: 4

Property Type: Apartment



23/800 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$430,000

Method: Private Sale

Date: 08/02/2018

Rooms: -

Property Type: Apartment

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203/927-929 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$672,500 House Unit X Suburb Doncaster

Period - From 01/01/2017 to 31/12/2017 Source REIV

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 3  2  2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending December 2017: \$672,500

Comparable Properties

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