

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

3/732 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,090,000 Property Type Townhouse Suburb Doncaster

Period - From 20/01/2021 to 19/01/2022 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	2/4 Nestor Gr BLACKBURN NORTH 3130	\$965,000	29/10/2021
2	2/15 Peter St BOX HILL NORTH 3129	\$952,000	10/08/2021
3	2/2 Daws Rd DONCASTER EAST 3109	\$920,000	16/10/2021

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:

20/01/2022 21:37



3 2 2

Rooms: 6
Property Type: Townhouse
(Single)
[Agent Comments](#)

Indicative Selling Price
\$880,000 - \$950,000
Median Townhouse Price
20/01/2021 - 19/01/2022: \$1,090,000

Comparable Properties



2/4 Nestor Gr BLACKBURN NORTH 3130 (VG) [Agent Comments](#)

3 - -

Price: \$965,000
Method: Sale
Date: 29/10/2021
Property Type: Flat/Unit/Apartment (Res)



2/15 Peter St BOX HILL NORTH 3129 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$952,000
Method: Sold Before Auction
Date: 10/08/2021
Property Type: Townhouse (Res)
Land Size: 215 sqm approx



2/2 Daws Rd DONCASTER EAST 3109 (REI) [Agent Comments](#)

3 2 1

Price: \$920,000
Method: Private Sale
Date: 16/10/2021
Property Type: Townhouse (Res)