

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

2/506 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$597,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/07/2019

to

30/09/2019

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	1/266 Manningham Rd TEMPLESTOWE LOWER 3107	\$950,000	20/06/2019
2	3/12 Loraine Av BOX HILL NORTH 3129	\$945,800	02/09/2019
3	2/29 Tram Rd DONCASTER 3108	\$920,000	12/10/2019

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:

22/10/2019 20:59



Property Type:
Agent Comments

Indicative Selling Price
\$900,000

Median Unit Price
September quarter 2019: \$597,000

Comparable Properties



**1/266 Manningham Rd TEMPLESTOWE
LOWER 3107 (REI/VG)**

Agent Comments



Price: \$950,000
Method: Sold Before Auction
Date: 20/06/2019
Property Type: Townhouse (Res)
Land Size: 220 sqm approx



3/12 Loraine Av BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$945,800
Method: Private Sale
Date: 02/09/2019
Property Type: Townhouse (Res)

2/29 Tram Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$920,000
Method: Auction Sale
Date: 12/10/2019
Rooms: 7
Property Type: Townhouse (Res)