

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	for sale			
Addr Including suburb a postco	416/632 Doncaster Road, Doncaster			
Indicative sellinç	y price			
For the meaning of th	is price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)			
Single p	rice \$549,000			
Median sale price				
Median price \$68	0,000 Property type Apartment Suburb Doncaster			
Period - From Mar	ch 2024 to June 2024 Source REIV			

Comparable property sales

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. 419/632 Doncaster Road, Doncaster	\$ 550,000	18/7/2024
2. 521/632 Doncaster Road, Doncaster	\$ 608,000	23/6/2024
3. 220/642 Doncaster Road, Doncaster	\$ 600,000	10/9/2024

This Statement of Information was prepared on:	25/0/2024
This Statement of information was prepared on.	23/9/2024



Comparable properties



\$550,000

419/632 Doncaster Road, Doncaster, Victoria

DATE: 18/7/2024

PROPERTY TYPE: APARTMENT

2

sqm

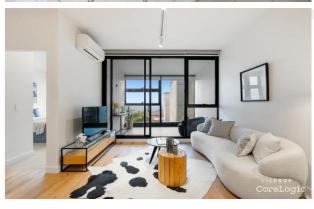


\$ 608,000

521/632 Doncaster Road, Doncaster, Victoria

DATE: 23/6/2024

PROPERTY TYPE: APARTMENT



\$ 600,000

220/642 Doncaster Road, Doncaster, Victoria

DATE: 10/9/2024

PROPERTY TYPE: APARTMENT

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Our Difference



