Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	25/872 Doncaster Road, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$920,000	Property Type	Unit	Suburb	Doncaster East
Period - From 01/07/2019	to 30/09/201	9 Sc	ource 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

1	320/632 Doncaster Rd DONCASTER 3108	\$480,000	03/07/2019
2	208/91-93 Tram Rd DONCASTER 3108	\$468,000	10/09/2019
3	27/872 Doncaster Rd DONCASTER EAST 3109	\$460,000	05/06/2019

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.

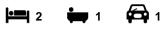
This Statement of Information was prepared on:	26/11/2019 11:17



Date of sale







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$475,000 Median Unit Price September quarter 2019: \$920,000

Comparable Properties



320/632 Doncaster Rd DONCASTER 3108 (REI/VG)

Price: \$480,000 Method: Private Sale Date: 03/07/2019

Property Type: Apartment

Agent Comments



208/91-93 Tram Rd DONCASTER 3108 (REI/VG)

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Price: \$468,000

Method: Private Sale

Date: 10/09/2019

Property Type: Apartment

Agent Comments

27/872 Doncaster Rd DONCASTER EAST 3109 Agent Comments (REI/VG)

1 2 **1** 4 1

Price: \$460,000 Method: Private Sale Date: 05/06/2019 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888



