

# 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

25/872 Doncaster Road, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

30/09/2019

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	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



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**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)**

**Agent Comments**

 2  2  2

**Price:** \$480,000

**Method:** Private Sale

**Date:** 03/07/2019

**Property Type:** Apartment



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

**Agent Comments**

 2  1  1

**Price:** \$468,000

**Method:** Private Sale

**Date:** 10/09/2019

**Property Type:** Apartment

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

 2  1  1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 05/06/2019

**Property Type:** Unit