

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

217/600 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$596,500

Property Type Unit

Suburb Doncaster

Period - From 01/01/2024

to 31/03/2024

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 | 1023/642 Doncaster Rd DONCASTER 3108 | \$655,000 | 11/04/2024 |
| 2 | 206/5 Elgar Ct DONCASTER 3108 | \$580,000 | 23/05/2024 |
| 3 | 101/832 Doncaster Rd DONCASTER 3108 | \$550,000 | 19/04/2024 |

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:

05/06/2024 10:42



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$599,000

Median Unit Price

March quarter 2024: \$596,500

Comparable Properties



1023/642 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$655,000

Method: Private Sale

Date: 11/04/2024

Property Type: Apartment



206/5 Elgar Ct DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 23/05/2024

Property Type: Apartment



101/832 Doncaster Rd DONCASTER 3108 (REI) **Agent Comments**

 2  2  1

Price: \$550,000

Method: Private Sale

Date: 19/04/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888