

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

1020/642 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2019 to 31/12/2019 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	1017/642-654 Doncaster Rd DONCASTER 3108	\$672,000	01/08/2019
2	810/642 Doncaster Rd DONCASTER 3108	\$652,000	18/04/2019
3	616/642 Doncaster Rd DONCASTER 3108	\$630,000	19/08/2019

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:

28/03/2020 14:33



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

December quarter 2019: \$675,000

Comparable Properties

1017/642-654 Doncaster Rd DONCASTER 3108 (REI) Agent Comments



Price: \$672,000

Method: Private Sale

Date: 01/08/2019

Rooms: 5

Property Type: Apartment

810/642 Doncaster Rd DONCASTER 3108 (VG) Agent Comments



Price: \$652,000

Method: Sale

Date: 18/04/2019

Property Type: Flat/Unit/Apartment (Res)



616/642 Doncaster Rd DONCASTER 3108 (REI/VG) Agent Comments



Price: \$630,000

Method: Private Sale

Date: 19/08/2019

Rooms: 5

Property Type: Apartment