

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

10/872 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$660,000

&

\$690,000

Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/04/2022

to

30/06/2022

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.

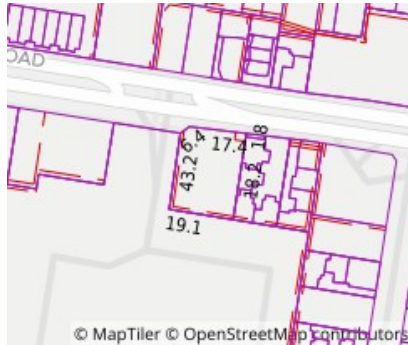
	Address of comparable property	Price	Date of sale
1	8/1 Westfield Dr DONCASTER 3108	\$720,000	23/06/2022
2	511/101 Tram Rd DONCASTER 3108	\$685,000	04/07/2022
3	5/97 Whittens La DONCASTER 3108	\$637,500	20/05/2022

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:

16/08/2022 13:00



 2  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$660,000 - \$690,000

Median Unit Price

June quarter 2022: \$810,000

Comparable Properties



8/1 Westfield Dr DONCASTER 3108 (REI)

Agent Comments

 2  2  2

Price: \$720,000

Method: Private Sale

Date: 23/06/2022

Property Type: Apartment



511/101 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$685,000

Method: Private Sale

Date: 04/07/2022

Rooms: 5

Property Type: Apartment



5/97 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$637,500

Method: Private Sale

Date: 20/05/2022

Property Type: Apartment