

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 310/632 Doncaster Rd, Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$325,000

Median sale price

Median price \$675,000

Property type *Apartment*

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. 606/632 Doncaster Road, Doncaster	\$300,000	14.12.2019
2. 407/7 Berkeley Street, Doncaster	\$316,000	07.11.2019
3. 305/13-15 Goodson Street, Doncaster	\$342,500	07.01.2020

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: 06.04.2020

Comparable properties



\$300,000

606/632 Doncaster Road, Doncaster, Victoria

DATE: 14.12.2019

PROPERTY TYPE: Apartment



\$316,000

407/7 Berkeley Street, Doncaster, Victoria

DATE: 07.11.2019

PROPERTY TYPE: Apartment



\$342,500

305/13-15 Goodson Street, Doncaster, Victoria

DATE: 07.01.2020

PROPERTY TYPE: Apartment



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21 days on market



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