

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

104/632 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$355,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2023

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	402/7 Berkeley St DONCASTER 3108	\$369,000	30/06/2024
2	204/1 Grosvenor St DONCASTER 3108	\$360,000	21/01/2024
3	310/632 Doncaster Rd DONCASTER 3108	\$345,000	30/06/2024

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:

04/07/2024 16:02



1
 1
 1

Property Type: Apartment

Agent Comments

- Internal size is approximately 47 sqm. - Covered balcony is around 8 sqm. - Uncovered balcony is about 16 sqm. - Body corporate fees are approximately \$3,264 per annum. - Council rates are about \$581 per year.

Indicative Selling Price

\$355,000

Median Unit Price

Year ending March 2024: \$660,000

Comparable Properties



402/7 Berkeley St DONCASTER 3108 (REI)

Agent Comments

1
 1
 1

Price: \$369,000

Method: Private Sale

Date: 30/06/2024

Property Type: Unit



204/1 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments

1
 1
 1

Price: \$360,000

Method: Private Sale

Date: 21/01/2024

Property Type: Apartment



310/632 Doncaster Rd DONCASTER 3108 (REI) **Agent Comments**

1
 1
 1

Price: \$345,000

Method: Private Sale

Date: 30/06/2024

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707