

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

10/927-929 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$932,500 Property Type Unit Suburb Doncaster East

Period - From 01/04/2020 to 30/06/2020 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 | 211/6 Thiele St DONCASTER 3108 | \$400,000 | 04/02/2020 |
| 2 | 107/1042 Doncaster Rd DONCASTER EAST 3109 | \$435,000 | 24/01/2020 |
| 3 | 37/872-874 Doncaster Rd DONCASTER EAST 3109 | \$465,000 | 20/04/2020 |

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: 21/07/2020 19:01



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

June quarter 2020: \$932,500

Comparable Properties



211/6 Thiele St DONCASTER 3108 (VG)

Agent Comments

 2  -  -

Price: \$400,000

Method: Sale

Date: 04/02/2020

Property Type: Strata Unit/Flat



107/1042 Doncaster Rd DONCASTER EAST 3109 (VG)

Agent Comments

 2  -  -

Price: \$435,000

Method: Sale

Date: 24/01/2020

Property Type: Strata Unit/Flat



37/872-874 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  1

Price: \$465,000

Method: Private Sale

Date: 20/04/2020

Property Type: Apartment