

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

208/832 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$535,000 & \$580,000

Median sale price*

Median price \$885,000 Property Type Unit Suburb Doncaster

Period - From 06/01/2021 to 06/04/2021 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	107/3-11 Mitchell St DONCASTER EAST 3109	\$575,000	16/11/2020
2	1/6 Thiele St DONCASTER 3108	\$555,000	15/10/2020
3	317/632-640 Doncaster Rd DONCASTER 3108	\$540,000	03/02/2021

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:

06/04/2021 09:49



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$535,000 - \$580,000

Median Unit Price *

06/01/2021 - 06/04/2021: \$885,000

* Agent calculated median

Comparable Properties



107/3-11 Mitchell St DONCASTER EAST 3109 (REI/VG) Agent Comments

2 2 2

Price: \$575,000

Method: Private Sale

Date: 16/11/2020

Property Type: Apartment



1/6 Thiele St DONCASTER 3108 (REI/VG) Agent Comments

2 2 1

Price: \$555,000

Method: Private Sale

Date: 15/10/2020

Property Type: Apartment

317/632-640 Doncaster Rd DONCASTER 3108 (VG) Agent Comments

2 - -

Price: \$540,000

Method: Sale

Date: 03/02/2021

Property Type: Strata Unit/Flat