

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

323/642 Doncaster Road 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

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

6/736 Doncaster Road Doncaster VIC 3108	\$600,000	02-May-21
G06/19 Frederick Street Doncaster VIC 3108	\$576,000	26-Aug-21
18/316 Manningham Road Doncaster VIC 3108	\$561,000	22-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 07 October 2021



6/736 Doncaster Road Doncaster VIC 3108

2 2 1

Sold Price

\$600,000

Sold Date **02-May-21**

Distance **0.65km**



G06/19 Frederick Street Doncaster VIC 3108

2 2 1

Sold Price

^{RS} **\$576,000** ^{UN}

Sold Date **26-Aug-21**

Distance **0.25km**



18/316 Manningham Road Doncaster VIC 3108

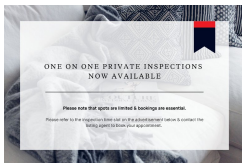
2 2 1

Sold Price

\$561,000

Sold Date **22-Jun-21**

Distance **1.75km**



5/85 Tram Road Doncaster VIC 3108

2 2 1

Sold Price

^{RS} **\$560,000**

Sold Date **13-Sep-21**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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