

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 219/632 Doncaster Road, Doncaster

Indicative selling price

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

Single price \$500,000

Median sale price

Median price \$700,000

Property type Apartment

Suburb Doncaster

Period - From 1/7/2024

to

30/9/2024

Source REIV

Comparable property sales

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. 419/632 Doncaster Road, Doncaster	\$ 550,000	20/7/2024
2. 521/632 Doncaster Road, Doncaster	\$ 608,000	23/6/2024
3. 104/632 Doncaster Road, Doncaster	\$ 505,000	21/5/2024

This Statement of Information was prepared on: 2/12/2024

Comparable properties



\$ 550,000

419/632 Doncaster Road, Doncaster, Victoria

DATE: 20/7/2024

PROPERTY TYPE: APARTMENT

 2  2
 2  sqm



\$ 608,000

521/632 Doncaster Road, Doncaster, Victoria

DATE: 23/6/2024

PROPERTY TYPE: APARTMENT

 2  2
 2  sqm



\$ 505,000

104/632 Doncaster Road, Doncaster, Victoria

DATE: 21/5/2024

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm x

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Our Difference



Average of only 21 days on market



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