

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

304/862 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$315,000 & \$325,000

Median sale price

Median price \$561,000 Property Type Unit Suburb Doncaster

Period - From 11/04/2021 to 10/04/2022 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	212/632 Doncaster Rd DONCASTER 3108	\$320,000	27/01/2022
2	105/632 doncaster Rd DONCASTER 3108	\$320,000	11/02/2022
3			

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: 11/04/2022 15:16

 1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$315,000 - \$325,000

Median Unit Price

11/04/2021 - 10/04/2022: \$561,000

Comparable Properties

212/632 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$320,000

Method: Private Sale

Date: 27/01/2022

Property Type: Apartment



105/632 doncaster Rd DONCASTER 3108 (REI) Agent Comments

 1
  1
  1

Price: \$320,000

Method: Private Sale

Date: 11/02/2022

Property Type: Apartment

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.