

Statement of Information

Single Residential Property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
including suburb
and postcode

769 Doncaster Road, Doncaster

Indicative selling price

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

Single price **N/A**

Or range
between

\$2,200,000

&

\$2,400,000

Median sale price

(*Delete House or Unit as applicable)

Median price

\$1,500,000

House or Unit

House

Suburb

Doncaster

Period - From

01/04/2017

To

30/06/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

Address of comparable property	Price	Date	Land
1: 771 Doncaster Road, Doncaster	\$1,868,000	05/08/2017	812m2
2: 722 Doncaster Road, Doncaster	\$2,891,000	09/01/2017	1180m2
3: 454-456 Doncaster Road, Doncaster	\$4,400,000	08/06/2017	1594m2

769 Doncaster Road. Doncaster falls within a Residential Growth Zone Schedule 2 (DD08). There is the potential to develop the land and construct multi-level apartments/townhouses (STCA). We have relied on sales outside the guidelines to formulate an opinion of value and that we believe is the most comparable. These 3 properties represent an average square meter rate of approximately \$2554 per m2.

This guide must not be taken as legal advice.