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

113/832 Doncaster Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this		

Single price \$375,000

Median sale price

Median price	\$596,500	Pro	operty Type Unit		Sub	urb	Doncaster
Period - From	01/01/2024	to	31/03/2024	Sou	rce REI	/	

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.

Add	dress of comparable property	Price	Date of sale
1	313/8 Hepburn Rd DONCASTER 3108	\$391,800	01/04/2024
2	202/88 Tram Rd DONCASTER 3108	\$374,500	27/03/2024
3	7/1042 Doncaster Rd DONCASTER EAST 3109	\$370,000	24/02/2024

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:

19/04/2024 14:43









Property Type: Apartment Agent Comments

Indicative Selling Price \$375,000 **Median Unit Price** March quarter 2024: \$596,500

Comparable Properties



313/8 Hepburn Rd DONCASTER 3108 (REI) Agent Comments



Price: \$391,800 Method: Private Sale Date: 01/04/2024 Property Type: Apartment



202/88 Tram Rd DONCASTER 3108 (REI)

Agent Comments





Price: \$374,500 Method: Private Sale Date: 27/03/2024 Property Type: Apartment

7/1042 Doncaster Rd DONCASTER EAST 3109 Agent Comments (REI)



Price: \$370.000 Method: Private Sale Date: 24/02/2024 Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



propertydata

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