

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

616/642 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$598,000

&

\$650,000

Median sale price

Median price \$592,500

House

Unit

X

Suburb

Doncaster

Period - From 01/04/2018

to

31/03/2019

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	810/642 Doncaster Rd DONCASTER 3108	\$652,000	18/04/2019
2	609/642 Doncaster Rd DONCASTER 3108	\$620,000	08/04/2019
3	717/642-654 Doncaster Rd DONCASTER 3108	\$598,000	06/04/2019

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.

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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$598,000 - \$650,000
Median Unit Price
Year ending March 2019: \$592,500

Comparable Properties

810/642 Doncaster Rd DONCASTER 3108 (VG) Agent Comments



Price: \$652,000
Method: Sale
Date: 18/04/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

609/642 Doncaster Rd DONCASTER 3108 (VG) Agent Comments



Price: \$620,000
Method: Sale
Date: 08/04/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



717/642-654 Doncaster Rd DONCASTER 3108 (REI/VG) Agent Comments



Price: \$598,000
Method: Private Sale
Date: 06/04/2019
Rooms: -
Property Type: Apartment