

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

operty offered fo	r sale		
Address Including suburb and postcode	316/632 Doncaster Road, Doncaster		
dicative selling p	rice		
the meaning of this p	rice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)		
Single price	\$569,000		
edian sale price			
ledian price \$680,0	Property type Apartment Suburb Doncaster		
eriod - From March	2024 to June 2024 Source REIV		
dicative selling procession of this procession of this procession of the price sedian sale price sedian price	rice price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) \$569,000 Property type Apartment Suburb Doncaster		

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	18/7/2024
2. 521/632 Doncaster Road, Doncaster	\$ 608,000	23/6/2024
3. 220/642 Doncaster Road, Doncaster	\$ 600,000	10/9/2024

his Statement of Information was prepared on:	11/10/2024



Comparable properties



\$550,000

419/632 Doncaster Road, Doncaster, Victoria

DATE: 18/7/2024

PROPERTY TYPE: APARTMENT

2

sqm

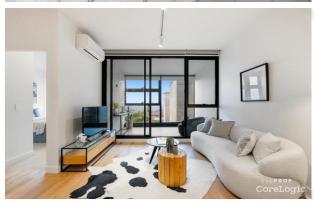


\$ 608,000

521/632 Doncaster Road, Doncaster, Victoria

DATE: 23/6/2024

PROPERTY TYPE: APARTMENT



\$ 600,000

220/642 Doncaster Road, Doncaster, Victoria

DATE: 10/9/2024

PROPERTY TYPE: APARTMENT

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