

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

2/75 Church Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$641,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2020

to 30/09/2020

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	2/2 Amaroo Ct BOX HILL NORTH 3129	\$923,000	19/12/2020
2	4/878 Doncaster Rd DONCASTER EAST 3109	\$920,000	24/12/2020
3	1/29-31 Thea Gr DONCASTER EAST 3109	\$878,000	24/10/2020

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:

15/01/2021 09:10



 3  2  2

Property Type: Townhouse (Res)

Land Size: 207 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

September quarter 2020: \$641,000

Comparable Properties



2/2 Amaroo Ct BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$923,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Townhouse (Res)

Land Size: 218 sqm approx



4/878 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$920,000

Method: Private Sale

Date: 24/12/2020

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 187 sqm approx



1/29-31 Thea Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  3  2

Price: \$878,000

Method: Auction Sale

Date: 24/10/2020

Property Type: Townhouse (Res)

Land Size: 300 sqm approx