

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

618/642 DONCASTER ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

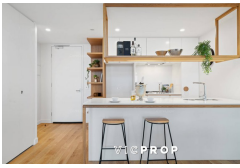
Date of sale

912/642 DONCASTER ROAD DONCASTER VIC 3108	\$685,000	13-Nov-21
801/632 DONCASTER ROAD DONCASTER VIC 3108	\$720,000	30-Aug-21
707/642 DONCASTER ROAD DONCASTER VIC 3108	\$675,000	09-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 25 April 2022


**912/642 DONCASTER ROAD
DONCASTER VIC 3108**
 2  2  1

Sold Price

\$685,000

Sold Date

13-Nov-21

Distance

-


**801/632 DONCASTER ROAD
DONCASTER VIC 3108**
 2  2  2

Sold Price

\$720,000

Sold Date

30-Aug-21

Distance

-


**707/642 DONCASTER ROAD
DONCASTER VIC 3108**
 2  2  1

Sold Price

\$675,000

Sold Date

09-Dec-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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