

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

317/632 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2019

to

30 Nov 2020

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

4/107 Whittens Lane Doncaster VIC 3108	\$590,000	16-Jun-20
117/6 Thiele Street Doncaster VIC 3108	\$590,000	15-Jul-20
107/3 Mitchell Street Doncaster East VIC 3109	\$575,000	30-Nov-20

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: 02 December 2020



4/107 Whittens Lane Doncaster VIC 3108 Sold Price **\$590,000** Sold Date **16-Jun-20**

2 1 1

Distance **0.49km**



117/6 Thiele Street Doncaster VIC 3108 Sold Price Sold Date **15-Jul-20**

2 2 2

Distance **0.85km**



107/3 Mitchell Street Doncaster East VIC 3109 Sold Price ^{RS} **\$575,000** Sold Date **30-Nov-20**

2 2 2

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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