



**Rooms:**  
**Property Type:**  
**Land Size:**  
 Agent Comments

**Indicative Selling Price**  
 \$935,000 - \$960,000  
**Median Unit Price**  
 March quarter 2017: \$742,000

## Comparable Properties



**3/786-788 Elgar Rd DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$970,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:**



**3/4 Frank St DONCASTER 3108 (REI)**

Agent Comments



**Price:**  
**Method:** Auction Sale  
**Date:** 11/02/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:**



**1/12 Whittens La DONCASTER 3108 (VG)**

Agent Comments



**Price:** \$905,000  
**Method:** Sale  
**Date:** 21/12/2016  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:**

## 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

1/506 Doncaster Road, Doncaster Vic 3108

**Indicative selling price**For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$935,000 &amp; \$960,000

**Median sale price**

Median price \$742,000

Unit X

Suburb Doncaster

Period - From 01/01/2017 to 31/03/2017

Source REIV

**Comparable property sales**

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
3/786-788 Elgar Rd DONCASTER 3108	\$970,000	08/04/2017
3/4 Frank St DONCASTER 3108	\$950,000	11/02/2017
1/12 Whittens La DONCASTER 3108	\$905,000	21/12/2016