

## 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

309/632 Doncaster Road, Doncaster VIC 3108

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$330,000

**Median sale price**Median price 

\$838,000

Property type 

Apartment

Suburb 

Doncaster

Period - From 

JAN 2021

to

MAR 2021

Source 

REIV

**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
606/632 Doncaster Road, Doncaster	\$330,000	29/10/2020
305/91-93 Tram Road, Doncaster	\$360,000	25/02/2021
405/5 Elgar Court, Doncaster	\$340,000	25/11/2020

This Statement of Information was prepared on: 

29/04/2021

## Comparable properties



**\$330,000**

606/632 Doncaster Road, Doncaster Victoria

DATE: 29.10.2021

PROPERTY TYPE: Apartment

 1  1  
 1  XXX sqm



**\$360,000**

305/91-93 Tram Road, Doncaster Victoria

DATE: 25/02/2021

PROPERTY TYPE: Apartment

 1  1  
 1  XXX sqm



**\$340,000**

405/5 Elgar Court, Doncaster Victoria

DATE: 25/02/2021

PROPERTY TYPE: Apartment

 1  1  
 1  XXX sqm

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee