

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

3/13-15 Goodson Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$470,000

&

\$515,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2021

to 31/12/2021

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	19/107 Whittens La DONCASTER 3108	\$507,250	16/11/2021
2	103/721 Elgar Rd DONCASTER 3108	\$488,000	21/01/2022
3	14/885-889 Doncaster Rd DONCASTER EAST 3109	\$485,000	17/12/2021

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:

01/02/2022 08:42



 2  1  1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$470,000 - \$515,000
Median Unit Price
December quarter 2021: \$715,000

Comparable Properties



19/107 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$507,250
Method: Private Sale
Date: 16/11/2021
Property Type: Apartment



103/721 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$488,000
Method: Private Sale
Date: 21/01/2022
Property Type: Apartment



14/885-889 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$485,000
Method: Private Sale
Date: 17/12/2021
Property Type: Apartment

Account - Philip Webb