

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

121/642 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$525,000

Median sale price

Median price \$561,000

House

Unit

X

Suburb

Doncaster

Period - From 01/01/2019

to

31/03/2019

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	119/642 Doncaster Rd DONCASTER 3108	\$545,000	14/03/2019
2	202/160 Williamsons Rd DONCASTER 3108	\$535,000	31/01/2019
3	101/160 Williamsons Rd DONCASTER 3108	\$525,000	16/02/2019

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$525,000
Median Unit Price
 March quarter 2019: \$561,000

Comparable Properties

119/642 Doncaster Rd DONCASTER 3108 (VG) Agent Comments



Price: \$545,000
Method: Sale
Date: 14/03/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

202/160 Williamsons Rd DONCASTER 3108 (REI/VG) Agent Comments



Price: \$535,000
Method: Private Sale
Date: 31/01/2019
Rooms: -
Property Type: Apartment



101/160 Williamsons Rd DONCASTER 3108 (REI/VG) Agent Comments



Price: \$525,000
Method: Private Sale
Date: 16/02/2019
Rooms: 3
Property Type: Apartment