

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 914/642-654 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$603,500 House Unit X Suburb Doncaster

Period - From 01/01/2018 to 31/12/2018 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	G7/19-21 Frederick St DONCASTER 3108	\$605,000	30/11/2018
2	113/8 Berkeley St DONCASTER 3108	\$597,000	12/09/2018
3	212/642 Doncaster Rd DONCASTER 3108	\$580,000	24/08/2018

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.

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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
Year ending December 2018: \$603,500

Comparable Properties



G7/19-21 Frederick St DONCASTER 3108 (REI) Agent Comments



Price: \$605,000
Method: Private Sale
Date: 30/11/2018
Rooms: -
Property Type: Apartment



113/8 Berkeley St DONCASTER 3108 (VG) Agent Comments



Price: \$597,000
Method: Sale
Date: 12/09/2018
Rooms: -
Property Type: Strata Unit/Flat

212/642 Doncaster Rd DONCASTER 3108 (VG) Agent Comments



Price: \$580,000
Method: Sale
Date: 24/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)