

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

4/878 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$890,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2019 to 31/12/2019 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	3/5 Hill Ct DONCASTER 3108	\$925,000	12/10/2019
2	1/928 Doncaster Rd DONCASTER EAST 3109	\$881,000	22/10/2019
3	3/61 Franklin Rd DONCASTER EAST 3109	\$860,000	24/12/2019

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.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

December quarter 2019: \$890,000



3 2 2

Property Type: Townhouse (Res)

Land Size: 187 sqm approx

Agent Comments

An Exceptionally presented property in a rare and unique location being only minutes drive away from Westfield Shopping Centre, Manningham Council, Manningham Aquatic Centre, Eastern Freeway Access wit on an off Ramp at Middleborough Rd , Box Hill Central, Box hill Hospital and Box Hill TAFE, as well as wonderful walking trails at Ruffey Lake Park. Did I mention its only minutes walk from Doncaster and East Doncaster Secondary Schools, Primary Schools and less than 5 minutes walk to the Jackson Court Shopping Centre with Aldi, Dan Murphy's and many Cafes, Banks and Speciality Shops.

Comparable Properties

3/5 Hill Ct DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$925,000

Method: Sale

Date: 12/10/2019

Property Type: Strata Unit/Townhouse -
Conjoined



1/928 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$881,000

Method: Private Sale

Date: 22/10/2019

Property Type: Townhouse (Res)



3/61 Franklin Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 24/12/2019

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 192 sqm approx