

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

308/632 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$310,000 & \$325,000

Median sale price

Median price \$603,500 Property Type Unit Suburb Doncaster

Period - From 01/07/2018 to 30/06/2019 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	205/91-93 Tram Rd DONCASTER 3108	\$320,000	20/03/2019
2			
3			

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: 16/09/2019 15:10

308/632 Doncaster Road, Doncaster Vic 3108



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$310,000 - \$325,000
Median Unit Price
Year ending June 2019: \$603,500

Comparable Properties



**205/91-93 Tram Rd DONCASTER 3108
(REI/VG)**

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 20/03/2019
Property Type: Apartment

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.

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.