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	26/881 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between $3,700,000 & $3,900,000

Median sale price

Median price $839,500 Property Type Unit Suburb Doncaster East

Period - From 01/01/2021 to 31/03/2021 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	605/91-93 Tram Rd DONCASTER 3108	$380,750	12/06/2021
2	16/881 Doncaster Rd DONCASTER EAST 3109	$397,500	23/04/2021
3	102/6 Thiele St DONCASTER 3108	$380,000	24/03/2021

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: 02/07/2021 15:51

26/881 Doncaster Road, Doncaster East Vic 3109

McGrath

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1 1 1

Property Type: Apartment
Land Size: 74 sqm approx

Agent Comments

Indicative Selling Price
$3,700,000 - $3,900,000
Median Unit Price
March quarter 2021: $839,500

Comparable Properties

605/91-93 Tram Rd DONCASTER 3108 (REI)

1 1 1

Price: $380,750
Method: Private Sale
Date: 12/06/2021
Property Type: Apartment

Agent Comments

16/881 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

1 1 1

Price: $397,500
Method: Private Sale
Date: 23/04/2021
Property Type: Apartment

Agent Comments

102/6 Thiele St DONCASTER 3108 (REI/VG)

1 1 1

Price: $380,000
Method: Private Sale
Date: 24/03/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

REIV THE DIFFERENCE
propertydata.com.au

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.