

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$540,000 - \$594,000

Median Unit Price

March quarter 2017: \$929,000

Comparable Properties

15/765-767 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments**Price:** \$600,000**Method:** Sale**Date:** 24/01/2017**Rooms:** -**Property Type:** Strata Unit/Flat

107/8 Hepburn Rd DONCASTER 3108 (VG)

Agent Comments**Price:** \$574,000**Method:** Sale**Date:** 09/03/2017**Rooms:** -**Property Type:** Strata Unit/Flat

802/20 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments**Price:** \$569,000**Method:** Private Sale**Date:** 27/04/2017**Rooms:** -**Property Type:** Apartment

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

32/881 Doncaster Road, Doncaster East Vic 3109

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000

&

\$594,000

Median sale price

Median price \$929,000

Unit X

Suburb Doncaster East

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
15/765-767 Doncaster Rd DONCASTER 3108	\$600,000	24/01/2017
107/8 Hepburn Rd DONCASTER 3108	\$574,000	09/03/2017
802/20 Hepburn Rd DONCASTER 3108	\$569,000	27/04/2017