





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)

**-**2





Price: \$600,000 Method: Sale Date: 24/01/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

**Agent Comments** 

107/8 Hepburn Rd DONCASTER 3108 (VG)

**|---**| -





Price: \$574,000 Method: Sale Date: 09/03/2017

Rooms: Property Type: Strata Unit/Flat

802/20 Hepburn Rd DONCASTER 3108 (REI)

**—** 2





Price: \$569,000 Method: Private Sale Date: 27/04/2017

Rooms: -

Property Type: Apartment

Account - Vic Prop





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.

**Agent Comments** 

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# 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	32/881 Doncaster Road, Doncaster East Vic 3109
Including suburb and	
postcode	

# Indicative selling price

For 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	Su	uburb	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



Account - Vic Prop

