

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

17/863 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$360,000

&

\$390,000

Median sale price

Median price

\$921,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/04/2021

to

30/06/2021

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	102/6 Thiele St DONCASTER 3108	\$380,000	24/03/2021
3	405/91 Tram Rd DONCASTER 3108	\$366,000	22/05/2021

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:

01/09/2021 07:44



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

June quarter 2021: \$921,500

Comparable Properties

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

Agent Comments

 1  1  1

Price: \$380,750

Method: Private Sale

Date: 12/06/2021

Property Type: Apartment

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

Agent Comments

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 24/03/2021

Property Type: Flat/Unit/Apartment (Res)

405/91 Tram Rd DONCASTER 3108 (VG)

Agent Comments

 1  -  -

Price: \$366,000

Method: Sale

Date: 22/05/2021

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888