

## 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

202/632 Doncaster Road, Doncaster

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$ 495,000

**Median sale price**Median price 

\$610,000

Property type 

Apartment

Suburb 

Doncaster

Period - From 

OCT 2021

to

DEC 2021

Source 

REIV

**Comparable property sales**

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 |
|-------------------------------------|------------|--------------|
| 1 417/632 Doncaster Road, Doncaster | \$ 540,000 | 18/11/2021   |
| 2 809/632 Doncaster Road, Doncaster | \$ 540,000 | 9/8/2021     |
| 3 120/632 Doncaster Road, Doncaster | \$ 508,000 | 13/1/2022    |

This Statement of Information was prepared on: 

16/03/2022

## Comparable properties



**\$540,000**

417/632 Doncaster Road, Doncaster, Victoria

DATE: 18/11/2021

PROPERTY TYPE: APARTMENT

 2   
  2  
 2   
 sqm



**\$540,000**

809/632 Doncaster Road, Doncaster, Victoria

DATE: 9/8/2021

PROPERTY TYPE: APARTMENT

 2   
  2  
 2   
 sqm



**\$508,000**

120/632 Doncaster Road, Doncaster, Victoria

DATE: 13/1/2022

PROPERTY TYPE: APARTMENT

 2   
  2  
 2   
 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee