Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	19/765-767 Doncaster Road, Doncaster Vic 3108
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between	\$570,000	&	\$600,000
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Median sale price

Median price	\$717,500	Pro	perty Type Ur	nit		Suburb	Doncaster
Period - From	01/10/2023	to	31/12/2023	Sc	ource	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

1	816/642 Doncaster Rd DONCASTER 3108	\$600,000	01/12/2023
2	14/832 Doncaster Rd DONCASTER 3108	\$599,000	16/01/2024
3	822/642 Doncaster Rd DONCASTER 3108	\$595,000	03/01/2024

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:	27/02/2024 11:39
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Date of sale





Rooms: 4

Property Type: Apartment Agent Comments

Indicative Selling Price \$570,000 - \$600,000 Median Unit Price December quarter 2023: \$717,500

Comparable Properties



816/642 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

Agent Comments

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Price: \$600,000 **Method:** Private Sale **Date:** 01/12/2023

Property Type: Apartment



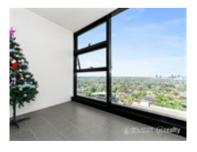
14/832 Doncaster Rd DONCASTER 3108 (REI)

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Price: \$599,000 Method: Private Sale Date: 16/01/2024

Property Type: Apartment



822/642 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

Price: \$595,000 Method: Private Sale Date: 03/01/2024

Property Type: Apartment

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



