

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 6/13 Goodson Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	217/59 Stables Cirt DONCASTER 3108	\$435,000	21/08/2023
2	506/91 Tram Rd DONCASTER 3108	\$405,000	08/11/2023
3	3/1 Westfield Dr DONCASTER 3108	\$403,500	31/10/2023

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: 29/01/2024 12:25

6/13 Goodson Street, Doncaster Vic 3108



 1  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2023: \$717,500

Comparable Properties

217/59 Stables Cirt DONCASTER 3108 (VG)

Agent Comments

 1  -  -

Price: \$435,000

Method: Sale

Date: 21/08/2023

Property Type: Flat/Unit/Apartment (Res)

506/91 Tram Rd DONCASTER 3108 (VG)

Agent Comments

 1  -  -

Price: \$405,000

Method: Sale

Date: 08/11/2023

Property Type: Strata Unit/Flat



3/1 Westfield Dr DONCASTER 3108 (REI/VG)

Agent Comments

 1  1  1

Price: \$403,500

Method: Private Sale

Date: 31/10/2023

Property Type: Apartment

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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