

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 14/881 Doncaster Road, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$398,000

Median sale price

Median price \$1,000,000 Property type Unit Suburb Doncaster East

Period - From 1/10/2023 to 31/12/2023 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. 6/13-15 Goodson Street, Doncaster	\$ 397,500	19/2/2024
2. 506/91-93 Tram Road, Doncaster	\$ 405,000	8/11/2023
3. 214/8 Hepburn Road, Doncaster	\$ 400,000	16/10/2023

This Statement of Information was prepared on: 16/04/2024

Comparable properties



\$ 397,500

6/13-15 Goodson Street, Doncaster, Victoria

DATE: 19/2/2024

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm



\$ 405,000

506/91-93 Tram Road, Doncaster, Victoria

DATE: 8/11/2023

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm



\$ 400,000

214/8 Hepburn Road, Doncaster, Victoria

DATE: 16/10/2023

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm x

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