

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

521/632 DONCASTER ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

221/632 DONCASTER ROAD DONCASTER VIC 3108	\$560,000	22-Oct-22
901/600 DONCASTER ROAD DONCASTER VIC 3108	\$580,000	07-Feb-23
14/5 CURLEW COURT DONCASTER VIC 3108	\$575,000	21-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 02 March 2023



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**221/632 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 2

Sold Price **\$560,000** Sold Date **22-Oct-22**

Distance **0km**



**901/600 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 2

Sold Price ^{RS} **\$580,000** Sold Date **07-Feb-23**

Distance **0.22km**



**14/5 CURLEW COURT DONCASTER
VIC 3108**

2 2 2

Sold Price **\$575,000** Sold Date **21-Oct-22**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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