

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

203/927 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$621,000

Property Type

Unit

Suburb

Doncaster East

Period - From

17/11/2021

to

16/11/2022

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	204/5 Curlew Ct DONCASTER 3108	\$630,000	21/09/2022
2	201/5 Curlew Ct DONCASTER 3108	\$620,000	25/07/2022
3	2/6 Thiele St DONCASTER 3108	\$580,000	26/05/2022

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:

17/11/2022 16:25



 3  2  2

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
17/11/2021 - 16/11/2022: \$621,000

Comparable Properties



204/5 Curlew Ct DONCASTER 3108 (REI/VG) **Agent Comments**

 3  2  2

Price: \$630,000
Method: Private Sale
Date: 21/09/2022
Property Type: Apartment



201/5 Curlew Ct DONCASTER 3108 (REI/VG) **Agent Comments**

 3  2  1

Price: \$620,000
Method: Private Sale
Date: 25/07/2022
Property Type: Apartment



2/6 Thiele St DONCASTER 3108 (REI/VG) **Agent Comments**

 3  2  2

Price: \$580,000
Method: Private Sale
Date: 26/05/2022
Property Type: Unit