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

113/832 Doncaster Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this		

Single price \$355,000

Median sale price

Median price	\$680,000	Pro	operty Type Unit	t		Suburb	Doncaster
Period - From	01/04/2024	to	30/06/2024	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	18/107 Whittens La DONCASTER 3108	\$365,000	24/05/2024
2	811/1 Grosvenor St DONCASTER 3108	\$365,000	11/05/2024
3	B3/1 Grosvenor St DONCASTER 3108	\$340,000	23/04/2024

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:

05/08/2024 14:29









Property Type: Apartment Agent Comments

Indicative Selling Price \$355,000 Median Unit Price June quarter 2024: \$680,000

Comparable Properties



18/107 Whittens La DONCASTER 3108 (VG)



Price: \$365,000 Method: Sale Date: 24/05/2024 Property Type: Strata Unit/Flat

811/1 Grosvenor St DONCASTER 3108 (REI/VG) Agent Comments

Agent Comments



Price: \$365,000 Method: Private Sale Date: 11/05/2024 Property Type: Apartment



B3/1 Grosvenor St DONCASTER 3108 (REI/VG) Agent Comments



Price: \$340,000 Method: Private Sale Date: 23/04/2024 Property Type: Apartment Land Size: 53 sqm approx

Account - Barry Plant | P: 03 9842 8888



property data

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