

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

101/927 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$510,000 & \$540,000

Median sale price

Median price \$938,000 Property Type Unit Suburb Doncaster East

Period - From 01/04/2024 to 30/06/2024 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	19/765-767 Doncaster Rd DONCASTER 3108	\$550,000	07/05/2024
2	10/164 Blackburn Rd DONCASTER EAST 3109	\$482,000	01/05/2024
3	7/927-929 Doncaster Rd DONCASTER EAST 3109	\$465,000	19/04/2024

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1409 sqm approx
Agent Comments

Indicative Selling Price
\$510,000 - \$540,000
Median Unit Price
June quarter 2024: \$938,000

Comparable Properties



19/765-767 Doncaster Rd DONCASTER 3108 (REI/VG) Agent Comments



Price: \$550,000
Method: Private Sale
Date: 07/05/2024
Property Type: Apartment



10/164 Blackburn Rd DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$482,000
Method: Private Sale
Date: 01/05/2024
Property Type: Unit



7/927-929 Doncaster Rd DONCASTER EAST 3109 (REI) Agent Comments



Price: \$465,000
Method: Private Sale
Date: 19/04/2024
Property Type: Apartment

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