

# 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 921/642 Doncaster Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$588,888 Property Type Unit Suburb Doncaster

Period - From 08/11/2023 to 07/11/2024 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	220/642 Doncaster Rd DONCASTER 3108	\$600,000	10/09/2024
2	217/642 Doncaster Rd DONCASTER 3108	\$598,000	04/09/2024
3	423/642 Doncaster Rd DONCASTER 3108	\$550,000	29/06/2024

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: 08/11/2024 14:09



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

08/11/2023 - 07/11/2024: \$588,888

## Comparable Properties



220/642 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

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Price: \$600,000

Method: Private Sale

Date: 10/09/2024

Property Type: Apartment



217/642 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

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Price: \$598,000

Method: Private Sale

Date: 04/09/2024

Property Type: Apartment



423/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$550,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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