## 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

18/885-887 Doncaster Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$460,000		&		\$490,000			
Median sale p	rice							
Median price	\$931,500	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	01/07/2024	to	30/09/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	212/1042 Doncaster Rd DONCASTER EAST 3109	\$472,500	22/07/2024
2	102/1042 Doncaster Rd DONCASTER EAST 3109	\$488,800	20/07/2024
3	406/1 Grosvenor St DONCASTER 3108	\$452,000	04/06/2024

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:

13/11/2024 09:32









Property Type: Apartment Agent Comments Indicative Selling Price \$460,000 - \$490,000 Median Unit Price September quarter 2024: \$931,500

# **Comparable Properties**



Price: \$472,500 Method: Private Sale Date: 22/07/2024 Property Type: Apartment

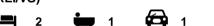
1

212/1042 Doncaster Rd DONCASTER EAST 3109 (REI)

1



102/1042 Doncaster Rd DONCASTER EAST 3109 (REI/VG)



Price: \$488,800 Method: Private Sale Date: 20/07/2024 Property Type: Apartment

2

406/1 Grosvenor St DONCASTER 3108 (VG)



Agent Comments

Agent Comments

Agent Comments

Price: \$452,000 Method: Sale Date: 04/06/2024 Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888



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