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

24/872 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Single price | $565,500

Median sale price

| Median price | $889,750 | Property Type | Unit | Suburb | Doncaster East |

| Period - From | 01/01/2020 | to | 31/03/2020 | 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.

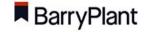|	Address of comparable property	Price	Date of sale
1	9/8 George St DONCASTER EAST 3109	$590,000	02/03/2020
2	20/863 Doncaster Rd DONCASTER EAST 3109	$561,000	26/03/2020
3	802/20 Hepburn Rd DONCASTER 3108	$550,000	25/03/2020

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: 07/07/2020 10:52

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$565,500
Median Unit Price
March quarter 2020: $889,750

Comparable Properties

9/8 George St DONCASTER EAST 3109 (VG)

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Price: $590,000
Method: Sale
Date: 02/03/2020
Property Type: Strata Unit/Flat

Agent Comments

20/863 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

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Price: $561,000
Method: Private Sale
Date: 26/03/2020
Rooms: 4
Property Type: Apartment

Agent Comments

802/20 Hepburn Rd DONCASTER 3108 (VG)

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Price: $550,000
Method: Sale
Date: 25/03/2020
Property Type: Strata Unit/Flat

Agent Comments