

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

10/885-889 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$490,000

&

\$520,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Doncaster East

Period - From 10/11/2021

to

09/11/2022

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	15/885-889 Doncaster Rd DONCASTER EAST 3109	\$495,000	14/07/2022
2	304/20 Hepburn Rd DONCASTER 3108	\$470,000	29/06/2022
3	20/885-889 Doncaster Rd DONCASTER EAST 3109	\$405,000	21/08/2022

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:

10/11/2022 11:02



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$520,000

Median Unit Price

10/11/2021 - 09/11/2022: \$625,000

Comparable Properties



15/885-889 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$495,000

Method: Private Sale

Date: 14/07/2022

Property Type: Apartment



304/20 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$470,000

Method: Private Sale

Date: 29/06/2022

Property Type: Apartment



20/885-889 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$405,000

Method: Private Sale

Date: 21/08/2022

Rooms: 3

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888