

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

G10/832 Doncaster Road Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$565,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

G03/832 Doncaster Road Doncaster VIC 3108	\$575,000	02-Dec-20
23/885-889 Doncaster Road Doncaster East VIC 3109	\$600,000	09-Dec-20
213/3 Mitchell Street Doncaster East VIC 3109	\$615,000	27-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 12 January 2021



**G03/832 Doncaster Road
Doncaster VIC 3108**

2 1 1

Sold Price

^{RS}

\$575,000

Sold Date **02-Dec-20**

Distance

-



**23/885-889 Doncaster Road
Doncaster East VIC 3109**

2 1 1

Sold Price

^{RS}

\$600,000

Sold Date **09-Dec-20**

Distance

0.41km



**213/3 Mitchell Street Doncaster
East VIC 3109**

2 2 2

Sold Price

\$615,000

Sold Date **27-Nov-20**

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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