

# Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

## Property offered for sale

Address Including suburb and postcode

520/632 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)

SINGLE  
PRICE

\$510,000

## Median sale price

MEDIAN  
PRICE

\$620,000

UNIT

X

SUBURB

Doncaster

PERIOD -  
FROM

1<sup>st</sup> April 2018

TO

30<sup>th</sup> June 2018

SOURCE

REIV

## Comparable property sales

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

118/632 Doncaster Road, Doncaster

\$539,000

04.06.2018

419/632 Doncaster Road, Doncaster

\$534,000

23.01.2018

121/632 Doncaster Road, Doncaster

\$580,000

23.02.2018

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## Comparable properties



**\$539,000**

118/632 Doncaster Road, Doncaster, Victoria

**DATE:** 04.06.2018

**PROPERTY TYPE:** Apartment



**\$534,000**

419/632 Doncaster Road, Doncaster, Victoria

**DATE:** 23.01.2018

**PROPERTY TYPE:** Apartment



**\$580,000**

121/632 Doncaster Road, Doncaster, Victoria

**DATE:** 23.02.2018

**PROPERTY TYPE:** Apartment



## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee