

# 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

4/13-15 Goodson Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000

&

\$510,000

### Median sale price

Median price \$631,500

Property Type Unit

Suburb Doncaster

Period - From 01/07/2019

to

30/06/2020

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.

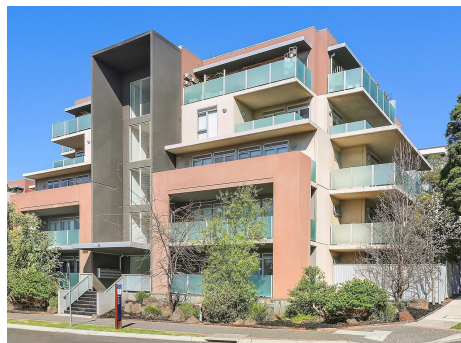
	Address of comparable property	Price	Date of sale
1	104/3 Grosvenor St DONCASTER 3108	\$510,000	12/08/2020
2	502/7 Berkeley St DONCASTER 3108	\$495,000	27/05/2020
3	101/13-15 Goodson St DONCASTER 3108	\$480,000	22/04/2020

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:

07/10/2020 17:24



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$470,000 - \$510,000

**Median Unit Price**

Year ending June 2020: \$631,500

## Comparable Properties



**104/3 Grosvenor St DONCASTER 3108 (REI)**

Agent Comments

2 2 1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 12/08/2020

**Rooms:** 4

**Property Type:** Apartment

**502/7 Berkeley St DONCASTER 3108 (VG)**

Agent Comments

2 - -

**Price:** \$495,000

**Method:** Sale

**Date:** 27/05/2020

**Property Type:** Strata Unit/Flat



**101/13-15 Goodson St DONCASTER 3108 (VG)**

Agent Comments

2 - -

**Price:** \$480,000

**Method:** Sale

**Date:** 22/04/2020

**Property Type:** Strata Unit/Flat