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 | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|
| Range betweer | \$470,000 | | & | | \$510,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$631,500 | Pro | operty Type | Unit | | | Suburb | Doncaster |
| Period - From | 01/07/2019 | to | 30/06/2020 | | So | urce | 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.

| Ade | dress 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









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)



Price: \$510,000 Method: Private Sale Date: 12/08/2020 Rooms: 4 Property Type: Apartment

502/7 Berkeley St DONCASTER 3108 (VG)

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Price: \$495,000 Method: Sale Date: 27/05/2020 Property Type: Strata Unit/Flat



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



Price: \$480,000 Method: Sale Date: 22/04/2020 Property Type: Strata Unit/Flat

Account - VICPROP



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments