

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

603/642 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2021

to

30 Apr 2022

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

510/20 HEPBURN ROAD DONCASTER VIC 3108	\$515,000	11-Feb-22
30/765-767 DONCASTER ROAD DONCASTER VIC 3108	\$522,000	07-Dec-21
3/13-15 GOODSON STREET DONCASTER VIC 3108	\$505,000	04-Mar-22

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: 03 May 2022



510/20 HEPBURN ROAD DONCASTER VIC 3108

2 1 1

Sold Price

\$515,000

Sold Date

11-Feb-22

Distance

0.17km



30/765-767 DONCASTER ROAD DONCASTER VIC 3108

2 1 1

Sold Price

\$522,000

Sold Date

07-Dec-21

Distance

0.66km



3/13-15 GOODSON STREET DONCASTER VIC 3108

2 1 1

Sold Price

\$505,000

Sold Date

04-Mar-22

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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