

# 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 807/632 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)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$697,500 Property Type Unit Suburb Doncaster

Period - From 01/07/2024 to 30/09/2024 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	209/101 Tram Rd DONCASTER 3108	\$410,000	31/05/2024
2	412/5 Elgar Ct DONCASTER 3108	\$420,000	30/06/2024
3	509/101 Tram Rd DONCASTER 3108	\$412,000	05/10/2024

**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: 19/11/2024 15:40



**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

September quarter 2024: \$697,500

## Comparable Properties

**209/101 Tram Rd DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$410,000

**Method:**

**Date:** 31/05/2024

**Property Type:** Apartment

**412/5 Elgar Ct DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$420,000

**Method:**

**Date:** 30/06/2024

**Property Type:** Apartment



**509/101 Tram Rd DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$412,000

**Method:** Private Sale

**Date:** 05/10/2024

**Property Type:** Apartment

**Account - Barry Plant | P: 03 9842 8888**