Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	807/632 Doncaster Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price	\$697,500	Pro	perty 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

	areas or comparable property	1 1100	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



Date of sale







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)

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Agent Comments

Price: \$410,000 **Method:**

Date: 31/05/2024

Property Type: Apartment

412/5 Elgar Ct DONCASTER 3108 (REI)

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Agent Comments

Price: \$420,000 Method:

Date: 30/06/2024

Property Type: Apartment

509/101 Tram Rd DONCASTER 3108 (REI)

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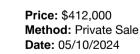
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Agent Comments



Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



