

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

103/1042 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$626,500 Property Type Unit Suburb Doncaster East

Period - From 16/03/2022 to 15/03/2023 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	207/3 Mitchell St DONCASTER EAST 3109	\$389,000	14/02/2023
2	G09/832 Doncaster Rd DONCASTER 3108	\$382,000	21/02/2023
3	114/832 Doncaster Rd DONCASTER 3108	\$382,000	26/09/2022

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:

16/03/2023 08:46



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

16/03/2022 - 15/03/2023: \$626,500

Comparable Properties



207/3 Mitchell St DONCASTER EAST 3109 (REI)

Agent Comments

 1  1  1

Price: \$389,000

Method: Private Sale

Date: 14/02/2023

Property Type: Apartment



G09/832 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$382,000

Method: Private Sale

Date: 21/02/2023

Property Type: Apartment



114/832 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

 1  1  1

Price: \$382,000

Method: Private Sale

Date: 26/09/2022

Property Type: Apartment