

## 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

513/642 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) (\*Delete single price or range as applicable)

Single Price

\$598,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,650

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2021

to

31 Aug 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 209/642 DONCASTER ROAD DONCASTER VIC 3108  | \$575,000 | 29-Mar-21 |
| 618/642 DONCASTER ROAD DONCASTER VIC 3108  | \$645,000 | 19-May-22 |
| 1003/642 DONCASTER ROAD DONCASTER VIC 3108 | \$598,000 | 01-Nov-21 |

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: 20 September 2022

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**209/642 DONCASTER ROAD  
DONCASTER VIC 3108**

2 2 1

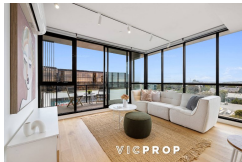
Sold Price

**\$575,000**

Sold Date

**29-Mar-21**

Distance

**0km**
**618/642 DONCASTER ROAD  
DONCASTER VIC 3108**

2 2 1

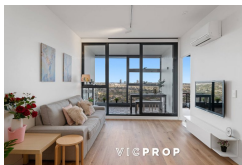
Sold Price

**\$645,000**

Sold Date

**19-May-22**

Distance

**0km**
**1003/642 DONCASTER ROAD  
DONCASTER VIC 3108**

2 2 1

Sold Price

**\$598,000**

Sold Date

**01-Nov-21**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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