

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

702/600 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

\$985,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,900

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2023

to

29 Feb 2024

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

505/65 STABLES CIRCUIT DONCASTER VIC 3108	\$1,080,000	16-Dec-23
203/1 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$1,015,000	14-Feb-24
710/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$1,090,000	27-Oct-23

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: 26 March 2024



**first
national**
REAL ESTATE | Avant

Daniel Kon

M 0488118119

E dkon@avantre.com.au



**505/65 STABLES CIRCUIT
DONCASTER VIC 3108**

3 2 2

Sold Price ^{RS} **\$1,080,000** ^{UN} Sold Date **16-Dec-23**

Distance **0.77km**



**203/1 SOVEREIGN POINT COURT
DONCASTER VIC 3108**

3 2 2

Sold Price ^{RS} **\$1,015,000** Sold Date **14-Feb-24**

Distance **0.49km**



**710/9 WILLIAMSONS ROAD
DONCASTER VIC 3108**

3 2 2

Sold Price **\$1,090,000** Sold Date **27-Oct-23**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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