

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

1/763 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$870,000

&

\$930,000

Median sale price

Median price \$1,052,000

Property Type Townhouse

Suburb Doncaster

Period - From 21/03/2022

to

20/03/2023

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	2/723 Elgar Rd DONCASTER 3108	\$950,000	06/11/2022
2	3/723 Elgar Rd DONCASTER 3108	\$948,000	03/12/2022
3	6/6 Hill Ct DONCASTER 3108	\$880,314	24/11/2022

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:

21/03/2023 09:16



 3  2  2

Property Type: Townhouse (Res)

Land Size: 88 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$930,000

Median Townhouse Price

21/03/2022 - 20/03/2023: \$1,052,000

Comparable Properties

2/723 Elgar Rd DONCASTER 3108 (VG)

Agent Comments

 3  -  -

Price: \$950,000

Method: Sale

Date: 06/11/2022

Property Type: Strata Unit/Townhouse -
Conjoined



3/723 Elgar Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$948,000

Method: Private Sale

Date: 03/12/2022

Property Type: Townhouse (Single)



6/6 Hill Ct DONCASTER 3108 (REI)

Agent Comments

 3  3  2

Price: \$880,314

Method: Private Sale

Date: 24/11/2022

Property Type: Townhouse (Single)

Land Size: 958 sqm approx