

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

811/642 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

\$439,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2022

to

30 Jun 2023

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

302/642 DONCASTER ROAD DONCASTER VIC 3108	408500	29-Jun-23
211/642 DONCASTER ROAD DONCASTER VIC 3108	408000	26-Jun-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: 27 July 2023



**302/642 DONCASTER ROAD
DONCASTER VIC 3108**

 1  1  1

Sold Price

^{RS}

408500

Sold Date

29-Jun-23

Distance

-



**211/642 DONCASTER ROAD
DONCASTER VIC 3108**

 1  1  1

Sold Price

^{RS}

408000

Sold Date

26-Jun-23

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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