

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

402/632 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

\$515,000

Median sale price

Median price

\$838,000

Property type

Apartment

Suburb

Doncaster

Period - From

JAN 2021

to

MAR 2021

Source

REIV

Comparable property sales

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
317/632 Doncaster Road, Doncaster	\$540,000	03/02/2021
117/642 Doncaster Road, Doncaster	\$517,500	01/02/2021
306/5 Elgar Court, Doncaster	\$543,000	11/11/2021

This Statement of Information was prepared on:

2/12/2021

Comparable properties



\$540,000

317/632 Doncaster Road, Doncaster Victoria

DATE: 03.02.2021

PROPERTY TYPE: Apartment

 2  2
 2  XXX sqm



\$517,500

117/642 Doncaster Road, Doncaster Victoria

DATE: 01/02/2021

PROPERTY TYPE: Apartment

 2  2
 1  XXX sqm



\$543,000

306/5 Elgar Court, Doncaster Victoria

DATE: 11/11/2021

PROPERTY TYPE: Apartment

 2  2
 1  XXX sqm

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Average of only
21 days on market



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