

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

520/642 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

\$639,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2023

to

31 Aug 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

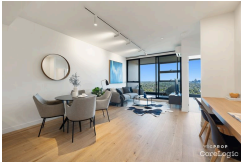
Date of sale

1023/642 DONCASTER ROAD DONCASTER VIC 3108	655000	11-Apr-24
608/642 DONCASTER ROAD DONCASTER VIC 3108	653000	28-Aug-24

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: 04 September 2024

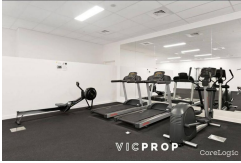


**1023/642 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price **655000** Sold Date **11-Apr-24**

Distance -



**608/642 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price ^{RS} **653000** Sold Date **28-Aug-24**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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