

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 215/632 DONCASTER ROAD, DONCASTER, VIC 3108

Indicative selling price

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

Range between \$385,000 & \$430,000

Median sale price

Median price \$630,000

Property type Unit

Suburb Doncaster

Period - From 01 October 2022

to 30 September 2023

Source Price Finder

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
302/642 DONCASTER RD, DONCASTER, VIC 3108	\$408,500	09/06/2023
905/600 DONCASTER RD, DONCASTER, VIC 3108	\$407,000	20/06/2023
211/642 DONCASTER RD, DONCASTER, VIC 3108	\$408,000	26/06/2023

This Statement of Information was prepared on: 03/11/2023