

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 12/765 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$590,000 House Unit ☒ Suburb Doncaster

Period - From 01/07/2018 to 30/09/2018 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	506/5 Sovereign Point Ct DONCASTER 3108	\$595,000	09/09/2018
2	2/5 Elgar Ct DONCASTER 3108	\$590,000	13/08/2018
3	905/91-93 Tram Rd DONCASTER 3108	\$565,000	24/09/2018

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.



 2
  2
  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$585,000

Median Unit Price
 September quarter 2018: \$590,000

Comparable Properties



506/5 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments

 2
  2
  1

Price: \$595,000
Method: Sold After Auction
Date: 09/09/2018
Rooms: 3
Property Type: Apartment



2/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$590,000
Method: Private Sale
Date: 13/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



905/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 2
  2
  1

Price: \$565,000
Method: Private Sale
Date: 24/09/2018
Rooms: -
Property Type: Apartment