

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

2/873 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$947,500 Property Type Unit Suburb Doncaster East

Period - From 01/01/2022 to 31/12/2022 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	1/231 Dorking Rd BOX HILL NORTH 3129	\$900,000	02/09/2022
2	4/100 Thames St BOX HILL NORTH 3129	\$873,000	09/11/2022
3			

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.~~

This Statement of Information was prepared on: 08/02/2023 15:00

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Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

Year ending December 2022: \$947,500



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/231 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 3 2

Price: \$900,000

Method: Private Sale

Date: 02/09/2022

Property Type: Townhouse (Single)

Land Size: 222 sqm approx

4/100 Thames St BOX HILL NORTH 3129 (VG)

Agent Comments

4 - -

Price: \$873,000

Method: Sale

Date: 09/11/2022

Property Type: Townhouse (Single)

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802