

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

2/881 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$942,500

Property Type Unit

Suburb Doncaster East

Period - From 01/01/2021

to 31/12/2021

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	116/3 Mitchell St DONCASTER EAST 3109	\$600,000	18/11/2021
2	107/832 Doncaster Rd DONCASTER 3108	\$585,000	02/12/2021
3	307/3 Mitchell St DONCASTER EAST 3109	\$577,000	22/12/2021

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:

16/02/2022 16:20



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

Year ending December 2021: \$942,500

Comparable Properties

116/3 Mitchell St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  2  2

Price: \$600,000

Method: Private Sale

Date: 18/11/2021

Property Type: Apartment

107/832 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments

 2  -  -

Price: \$585,000

Method: Sale

Date: 02/12/2021

Property Type: Flat/Unit/Apartment (Res)



307/3 Mitchell St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  2  2

Price: \$577,000

Method: Private Sale

Date: 22/12/2021

Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613