## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

## Indicative selling price

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

Range between	\$470,000	&	\$517,000
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#### Median sale price

Median price	\$697,500	Pro	perty Type Ur	nit		Suburb	Doncaster
Period - From	01/07/2024	to	30/09/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	307/101 Tram Rd DONCASTER 3108	\$486,000	09/10/2024
2	111/18 Berkeley St DONCASTER 3108	\$503,000	09/08/2024
3	804/1 Grosvenor St DONCASTER 3108	\$516,000	18/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/12/2024 10:57







Property Type: Unit Land Size: 120 sqm approx

**Agent Comments** 1 Storage Room

**Indicative Selling Price** \$470,000 - \$517,000 **Median Unit Price** 

September quarter 2024: \$697,500

## Comparable Properties



307/101 Tram Rd DONCASTER 3108 (REI/VG)

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Price: \$486.000 Method: Auction Sale Date: 09/10/2024

Property Type: Apartment

**Agent Comments** 



111/18 Berkeley St DONCASTER 3108 (REI/VG)





**Agent Comments** 

Price: \$503,000 Method: Private Sale Date: 09/08/2024

Property Type: Apartment



804/1 Grosvenor St DONCASTER 3108 (REI/VG)





Price: \$516,000 Method: Private Sale Date: 18/07/2024

Property Type: Apartment

Agent Comments

#### **Account - VICPROP**





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