

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Includ	ding sub	Address ourb and 204/s	204/5 Sovereign Point Court, Doncaster VIC 3108							
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)										
Single price \$388,000										
Median sale price										
Median	price	\$561,000		Property type		Unit		Suburb	Doncaster Doncaster	
Period - From		1 <sup>ST</sup> January 2019	' I t∩ I		31 <sup>ST</sup> March 2019		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								Pr	ice	Date of sale
1.	301/642 Doncaster Road, Doncaster								00,000	17/02/2018
2.	424/642 Doncaster Road, Doncaster								19,000	12/12/2018
3.	204/88 Tram Road, Doncaster								10,000	01/05/2019
OR								•		

This Statement of Information was prepared on: 18/09/2019

were sold within two kilometres of the property for sale in the last six months.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties



**B**\*

## **Comparable properties**



#### \$400,000

301/642 Doncaster Road, Doncaster, Victoria

**DATE:** 17/02/2018

**PROPERTY TYPE:** Apartment

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#### \$419,000

424/642 Doncaster Road, Doncaster, Victoria

**DATE:** 12/12/2018

PROPERTY TYPE: Apartment

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#### \$410,000

204/88 Tram Road, Doncaster, Victoria

**DATE:** 01/05/2019

PROPERTY TYPE: Apartment

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### **Our Difference**





