

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

702/600 DONCASTER ROAD 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

or range
between

\$950,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

1002/5 ELGAR COURT DONCASTER VIC 3108	\$1,080,000	22-Mar-24
203/1 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$1,015,000	15-Feb-24
505/65 STABLES CIRCUIT DONCASTER VIC 3108	\$1,080,000	16-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 20 May 2024



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**1002/5 ELGAR COURT
DONCASTER VIC 3108**

3 3 2

Sold Price ^{RS} **\$1,080,000** ^{UN} Sold Date **22-Mar-24**

Distance **0.06km**



**203/1 SOVEREIGN POINT COURT
DONCASTER VIC 3108**

3 2 2

Sold Price **\$1,015,000** Sold Date **15-Feb-24**

Distance **0.49km**



**505/65 STABLES CIRCUIT
DONCASTER VIC 3108**

3 2 2

Sold Price ^{RS} **\$1,080,000** ^{UN} Sold Date **16-Dec-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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