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	4/956 Doncaster Road Doncaster East VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$379,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$827,500	Property type	Unit	Suburb	Doncaster East
Period-from	01 Dec 2019	to	30 Nov 2020	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
18/881 Doncaster Road Doncaster East VIC 3109	$421,000	03-Aug-20
34/881 Doncaster Road Doncaster East VIC 3109	$410,000	30-Oct-20
13/872 Doncaster Road Doncaster East VIC 3109	$380,000	16-Oct-20

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: 07 December 2020

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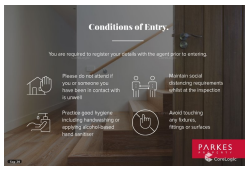


18/881 Doncaster Road Doncaster East VIC 3109

1 1 1

Sold Price **$421,000** Sold Date **03-Aug-20**

Distance **0.92km**



34/881 Doncaster Road Doncaster East VIC 3109

1 1 1

Sold Price RS **$410,000** UN Sold Date **30-Oct-20**

Distance **0.92km**



13/872 Doncaster Road Doncaster East VIC 3109

1 1 1

Sold Price RS **$380,000** UN Sold Date **16-Oct-20**

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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