

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

2G/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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Oct 2018

to

30 Sep 2019

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

7/3 Franklin Road Doncaster East VIC 3109	\$592,000	27-Aug-19
6/16 Bullen Street Doncaster East VIC 3109	\$590,000	30-Aug-19
33/885-889 Doncaster Road Doncaster East VIC 3109	\$520,000	20-Apr-19

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.~~

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**7/3 Franklin Road Doncaster East
VIC 3109**

 2  2  1

Sold Price

^{RS}

\$592,000

Sold Date

27-Aug-19

Distance

0.29km



**6/16 Bullen Street Doncaster East
VIC 3109**

 2  2  1

Sold Price

^{RS}

\$590,000

Sold Date

30-Aug-19

Distance

0.65km



**33/885-889 Doncaster Road
Doncaster East VIC 3109**

 2  2  1

Sold Price

\$520,000

Sold Date

20-Apr-19

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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