

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

621/642 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,650

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2021

to

31 Aug 2022

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

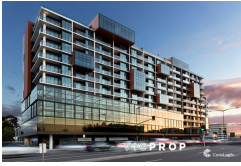
Date of sale

603/642 DONCASTER ROAD DONCASTER VIC 3108	\$520,000	16-May-22
410/1 GROSVENOR STREET DONCASTER VIC 3108	\$550,000	27-Apr-22

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: 30 September 2022



**603/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2  1  1

Sold Price **\$520,000** Sold Date **16-May-22**

Distance **0km**



**410/1 GROSVENOR STREET
DONCASTER VIC 3108**

 2  1  1

Sold Price **\$550,000** Sold Date **27-Apr-22**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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