## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

# Property offered for sale

Address	606/632-640 Doncaster Road, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$319,950
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#### Median sale price

Median price \$616,000	Property Type U	nit	Suburb Doncaster
Period - From 01/10/2018	to 30/09/2019	Source	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

Address of comparable property		1 1100	Date of Sale
1	212/1 Grosvenor St DONCASTER 3108	\$335,000	15/07/2019
2	112/5 Elgar Ct DONCASTER 3108	\$332,000	23/07/2019
3	308/632-640 Doncaster Rd DONCASTER 3108	\$320,000	25/10/2019

#### **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 six months.

This Statement of Information was prepared on:	09/12/2019 14:57

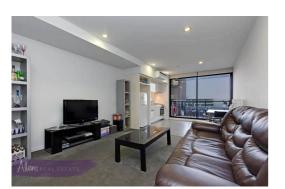


Date of sale

# **McGrath**

JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$319,950 Median Unit Price Year ending September 2019: \$616,000





Property Type: Apartment Agent Comments

# Comparable Properties



212/1 Grosvenor St DONCASTER 3108 (REI/VG)

**Price:** \$335,000 **Method:** Private Sale **Date:** 15/07/2019

**Property Type:** Apartment

Agent Comments

112/5 Elgar Ct DONCASTER 3108 (VG)

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Price: \$332,000 Method: Sale Date: 23/07/2019

Property Type: Strata Unit/Flat

**Agent Comments** 

Agent Comments



308/632-640 Doncaster Rd DONCASTER 3108

(REI)

Price: \$320,000 Method: Private Sale Date: 25/10/2019

Rooms: 3

Property Type: Apartment

**Account** - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



