

# 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 622/642 Doncaster Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$580,000

### Median sale price

Median price \$590,000

Property Type Unit

Suburb Doncaster

Period - From 18/10/2018

to 17/10/2019

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        | Price     | Date of sale |
|---|---------------------------------------|-----------|--------------|
| 1 | 302/7-11 Berkeley St DONCASTER 3108   | \$589,000 | 11/10/2019   |
| 2 | 407/65 Stables Cirt DONCASTER 3108    | \$580,000 | 05/08/2019   |
| 3 | 7/3 Sovereign Point Ct DONCASTER 3108 | \$580,000 | 20/06/2019   |

**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:

18/10/2019 13:32

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**Indicative Selling Price**  
\$580,000

**Median Unit Price**  
18/10/2018 - 17/10/2019: \$590,000



**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties



**302/7-11 Berkeley St DONCASTER 3108 (REI)** [Agent Comments](#)



**Price:** \$589,000  
**Method:** Private Sale  
**Date:** 11/10/2019  
**Property Type:** Apartment

**407/65 Stables Cirt DONCASTER 3108 (VG)** [Agent Comments](#)



**Price:** \$580,000  
**Method:** Sale  
**Date:** 05/08/2019  
**Property Type:** Strata Unit/Flat



**7/3 Sovereign Point Ct DONCASTER 3108 (REI/VG)** [Agent Comments](#)



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 20/06/2019  
**Property Type:** Apartment

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