

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 302/11 Goodson Street, Doncaster Vic 3108

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$597,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2019

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	Price	Date of sale
1	5/75-77 Tram Rd DONCASTER 3108	\$480,000	13/09/2019
2	214/160 Williamsons Rd DONCASTER 3108	\$480,000	19/06/2019
3	208/91-93 Tram Rd DONCASTER 3108	\$468,000	10/09/2019

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:

20/11/2019 10:33

302/11 Goodson Street, Doncaster Vic 3108



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$475,000

Median Unit Price
September quarter 2019: \$597,000

Comparable Properties



5/75-77 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 1 2

Price: \$480,000
Method: Private Sale
Date: 13/09/2019
Property Type: Apartment

214/160 Williamsons Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 19/06/2019
Property Type: Apartment



208/91-93 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$468,000
Method: Private Sale
Date: 10/09/2019
Property Type: Apartment

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.