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	101/5 Sovereign Point Court 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	$500,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$628,000	Property type	Unit	Suburb	Doncaster
Period-from	01 Jun 2020	to	31 May 2021	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
209/642 Doncaster Road Doncaster VIC 3108	$575,000	29-Mar-21
820/642 Doncaster Road Doncaster VIC 3108	$600,000	23-Feb-21
411/18 Berkeley Street Doncaster VIC 3108	$550,000	02-Mar-21

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: 04 June 2021

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209/642 Doncaster Road Doncaster VIC 3108

2 2 1

Sold Price **$575,000** Sold Date **29-Mar-21**

Distance **0.62km**



820/642 Doncaster Road Doncaster VIC 3108

2 2 1

Sold Price **$600,000** Sold Date **23-Feb-21**

Distance **0.62km**



411/18 Berkeley Street Doncaster VIC 3108

2 2 1

Sold Price **$550,000** Sold Date **02-Mar-21**

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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