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	411/632 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Single price $340,000

Median sale price

Median price $650,000 Property Type Unit Suburb Doncaster

Period - From 01/04/2021 to 31/03/2022 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	409/632 Doncaster Rd DONCASTER 3108	$327,000	29/03/2022
2	304/632 Doncaster Rd DONCASTER 3108	$325,000	11/05/2022
3	212/632 Doncaster Rd DONCASTER 3108	$320,000	27/01/2022

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: 24/05/2022 17:07

RT Edgar

1 -

Property Type: Apartment

Agent Comments

Indicative Selling Price
$340,000
Median Unit Price
Year ending March 2022: $650,000

Comparable Properties

409/632 Doncaster Rd DONCASTER 3108 (VG) Agent Comments

1 - -

Price: $327,000
Method: Sale
Date: 29/03/2022
Property Type: Strata Unit/Flat



304/632 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

1 1 1

Price: $325,000
Method: Private Sale
Date: 11/05/2022
Property Type: Apartment

212/632 Doncaster Rd DONCASTER 3108 (REI/VG) Agent Comments

1 1 1

Price: $320,000
Method: Private Sale
Date: 27/01/2022
Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

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