

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

5/545-549 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Doncaster

Period - From 22/07/2023 to 21/07/2024 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 | 18/107 Whittens La DONCASTER 3108 | \$365,000 | 24/05/2024 |
| 2 | 310/632 Doncaster Rd DONCASTER 3108 | \$345,000 | 30/06/2024 |
| 3 | 204/91-93 Tram Rd DONCASTER 3108 | \$325,000 | 22/05/2024 |

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:

22/07/2024 15:35

5/545-549 Doncaster Road, Doncaster Vic 3108



Toby Parker

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Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

22/07/2023 - 21/07/2024: \$640,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



18/107 Whittens La DONCASTER 3108 (VG)



Agent Comments

Similar property, no yard, more recent build.

Price: \$365,000

Method: Sale

Date: 24/05/2024

Property Type: Strata Unit/Flat



310/632 Doncaster Rd DONCASTER 3108 (REI)



Agent Comments

Similar property, close vicinity, higher floor and building, no yard.

Price: \$345,000

Method: Private Sale

Date: 30/06/2024

Property Type: Apartment



204/91-93 Tram Rd DONCASTER 3108 (REI)



Agent Comments

Similar property, close vicinity, smaller outdoor area, more recent build.

Price: \$325,000

Method: Private Sale

Date: 22/05/2024

Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



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