

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

4/7-11 DARCY STREET 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2021

to

31 Mar 2022

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

20/37-43 VICTORIA STREET DONCASTER VIC 3108	\$629,000	26-Oct-21
3/747-749 ELGAR ROAD DONCASTER VIC 3108	\$780,000	04-Mar-22

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: 30 April 2022



**20/37-43 VICTORIA STREET
DONCASTER VIC 3108**

 2  1  1

Sold Price **\$629,000** Sold Date **26-Oct-21**

Distance **0.56km**



**3/747-749 ELGAR ROAD
DONCASTER VIC 3108**

 2  1  1

Sold Price **\$780,000** Sold Date **04-Mar-22**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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