

## 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

922/642 Doncaster Road Doncaster VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Doncaster

Period-from

01 Jan 2019

to

31 Dec 2019

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

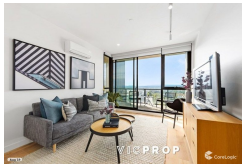
Date of sale

616/642 Doncaster Road Doncaster VIC 3108	\$630,000	03-Aug-19
19-21 Frederick Street Doncaster VIC 3108	\$624,000	27-Aug-19
513/642 Doncaster Road Doncaster VIC 3108	\$589,000	05-Oct-19

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.~~

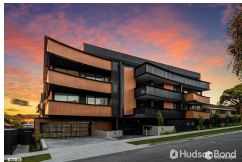
This Statement of Information was prepared on: 13 January 2020



**616/642 Doncaster Road Doncaster VIC 3108** Sold Price **\$630,000** Sold Date **03-Aug-19**

2 2 1

Distance -



**19-21 Frederick Street Doncaster VIC 3108** Sold Price <sup>RS</sup> **\$624,000** Sold Date **27-Aug-19**

2 2 1

Distance **0.26km**



**513/642 Doncaster Road Doncaster VIC 3108** Sold Price <sup>RS</sup> **\$589,000** Sold Date **05-Oct-19**

2 2 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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