## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 9/927-927 Doncaster Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$450,000		&		\$490,000			
Median sale p	rice							
Median price	\$895,000	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	01/10/2020	to	30/09/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	301/8 Hepburn Rd DONCASTER 3108	\$460,000	18/06/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

09/11/2021 18:18









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$450,000 - \$490,000 Median Unit Price Year ending September 2021: \$895,000

# **Comparable Properties**



301/8 Hepburn Rd DONCASTER 3108 (REI/VG) Agent Comments



Price: \$460,000 Method: Private Sale Date: 18/06/2021 Property Type: Apartment

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.

#### Account - Philip Webb



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