

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

104/927-929 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$504,999

Median sale price

Median price

\$839,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/01/2021

to

31/03/2021

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	22/765-767 Doncaster Rd DONCASTER 3108	\$550,000	29/04/2021
2	7/164 Blackburn Rd DONCASTER EAST 3109	\$490,000	29/04/2021
3	2/863 Doncaster Rd DONCASTER EAST 3109	\$520,000	28/03/2021

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:

13/07/2021 09:47



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$504,999

Median Unit Price

March quarter 2021: \$839,500

Comparable Properties



22/765-767 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$550,000

Method: Private Sale

Date: 29/04/2021

Rooms: 4

Property Type: Apartment



7/164 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  2  1

Price: \$490,000

Method: Private Sale

Date: 29/04/2021

Property Type: Apartment

Land Size: 74 sqm approx

2/863 Doncaster Rd DONCASTER EAST 3109 (VG)

Agent Comments

 2  -  -

Price: \$520,000

Method: Sale

Date: 28/03/2021

Property Type: Strata Unit/Flat