

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

203/956 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$418,000

Median sale price

Median price

\$623,000

Property Type

Unit

Suburb

Doncaster East

Period - From

25/10/2021

to

24/10/2022

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	104/927-929 Doncaster Rd DONCASTER EAST 3109	\$420,000	02/05/2022
2	20/885-889 Doncaster Rd DONCASTER EAST 3109	\$405,000	21/08/2022
3			

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:

25/10/2022 15:22



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$418,000

Median Unit Price

25/10/2021 - 24/10/2022: \$623,000

Comparable Properties



104/927-929 Doncaster Rd DONCASTER EAST 3109 (REI) **Agent Comments**

 2  2  1

Price: \$420,000

Method: Private Sale

Date: 02/05/2022

Property Type: Unit



20/885-889 Doncaster Rd DONCASTER EAST 3109 (REI) **Agent Comments**

 2  1  1

Price: \$405,000

Method: Private Sale

Date: 21/08/2022

Rooms: 3

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 - The One Real Estate (AU) | P: 03 7007 5707