

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

4/750 DONCASTER ROAD 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2022

to

30 Apr 2023

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

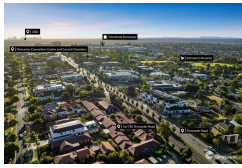
Date of sale

6/750 DONCASTER ROAD DONCASTER VIC 3108	\$260,000	25-Feb-23
16/750 DONCASTER ROAD DONCASTER VIC 3108	\$270,000	02-Mar-23

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 May 2023



**6/750 DONCASTER ROAD
DONCASTER VIC 3108**

 1  1  1

Sold Price **\$260,000** Sold Date **25-Feb-23**

Distance **0.01km**



**16/750 DONCASTER ROAD
DONCASTER VIC 3108**

 1  1  1

Sold Price **\$270,000** Sold Date **02-Mar-23**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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