

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

3/102 Church 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

or range
between

\$830,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2019

to

30 Jun 2020

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

95/31-35 Victoria Street Doncaster VIC 3108	\$850,000	16-Jan-20
4/17 Dehnert Street Doncaster East VIC 3109	\$890,000	14-Dec-19
3/4 Angus Grove Doncaster VIC 3108	\$850,000	15-Feb-20

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: 01 July 2020



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95/31-35 Victoria Street Doncaster VIC 3108

Sold Price

\$850,000

Sold Date

16-Jan-20

3 - -

Distance

0.66km



4/17 Dehnert Street Doncaster East VIC 3109

Sold Price

\$890,000

Sold Date

14-Dec-19

3 1 2

Distance

0.9km



3/4 Angus Grove Doncaster VIC 3108

Sold Price

\$850,000

Sold Date

15-Feb-20

3 2 2

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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