

318/632 Doncaster Road, Doncaster Vic 3108



2 Bed 2 Bath 2 Car
Property Type: Strata Unit/Flat

Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

March quarter 2017: \$742,000

Comparable Properties



214/632-640 Doncaster Road, Doncaster 3108 (REI/VG)

2 Bed 2 Bath 2 Car

Price: \$580,000

Method: Private Sale

Date: 24/02/2017

Property Type: Apartment

Agent Comments: Superior aspect, similar floor plan



G05/8 – 10 Hepburn Road, Doncaster 3108 (REI)

2 Bed 2 Bath 1 Car

Price: \$545,000

Method: Private Sale

Date: 22/05/2017

Property Type: Apartment

Agent Comments: One less car park, similar floor plan



717/632 – 640 Doncaster Road, Doncaster 3108 (REI/VG)

3 Beds 2 Bath 2 Car

Price: \$505,000

Method: Private Sale

Date: 05/04/2017

Property Type: Apartment

Agent Comments: Same building complex, slightly smaller floor plan

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 318/632 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$742,000 unit X Suburb or locality Doncaster
Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

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
214/632 – 640 Doncaster Road, DONCASTER 3108	\$580,000	24/02/2017
G05/8 – 10 Hepburn Road, DONCASTER 3108	\$545,000	22/05/2017
717/632 – 640 Doncaster Road, DONCASTER 3108	\$505,000	05/04/2017