



 2    1    1

**Rooms:** 3

**Property Type:** Strata Unit/Flat

**Agent Comments**

2 bedroom air conditioned 1st floor apartment

**Indicative Selling Price**

\$485,000

**Median Unit Price**

Year ending March 2017: \$796,500

## Comparable Properties



**9/1-25 Bellevue Av DONCASTER EAST 3109 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$480,500

**Method:** Private Sale

**Date:** 06/04/2017

**Rooms:** 4

**Property Type:** Apartment



**10/1-25 Bellevue Av DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 06/04/2017

**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.

## 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

107/1042 Doncaster Road, Doncaster East Vic 3109
--

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)Single price 

\$485,000
-----------

**Median sale price**Median price 

\$796,500
-----------

Unit 

X
---

Suburb 

Doncaster East
----------------

Period - From 

01/04/2016
------------

 to 

31/03/2017
------------

Source 

REIV
------

**Comparable property sales**

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.