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

313/7 Berkeley Street, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$525,000		&		\$550,000			
Median sale p	rice							
Median price	\$723,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	22/765-767 Doncaster Rd DONCASTER 3108	\$550,000	29/04/2021
2	121/65 Stables Cirt DONCASTER 3108	\$535,000	17/06/2021
3	G16/8 Berkeley St DONCASTER 3108	\$530,000	29/06/2021

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:

21/09/2021 13:33









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$525,000 - \$550,000 Median Unit Price Year ending June 2021: \$723,000

Comparable Properties



22/765-767 Doncaster Rd DONCASTER 3108 Agent Comments (REI)



Price: \$550,000 Method: Private Sale Date: 29/04/2021 Rooms: 4 Property Type: Apartment

Agent Comments



Price: \$535,000 Method: Sale Date: 17/06/2021 Property Type: Flat/Unit/Apartment (Res)

121/65 Stables Cirt DONCASTER 3108 (VG)

G16/8 Berkeley St DONCASTER 3108 (VG)

Agent Comments



Price: \$530,000 Method: Sale Date: 29/06/2021 Property Type: Strata Unit/Flat

Account - Parkes Property | P: 9840 1111 | F: 9840 1570



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