

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 510/20 Hepburn Road,**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ 515,000

Median sale price

Median price \$715,000

Property type APARTMENT

Suburb DONCASTER

Period - From OCT 21

to

DEC 21

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
1 911/20 Hepburn Road, Doncaster	\$ 495,000	13/11/2021
2 417/632 Doncaster Road, Doncaster	\$ 540,000	18/11/2021
3 120/632 Doncaster Road, Doncaster	\$ 508,000	13/01/2022

This Statement of Information was prepared on: 27/01/2022

Comparable properties



\$495,000

911/20 Hepburn Road, Doncaster, Victoria

DATE: 13/11/2021

PROPERTY TYPE: APARTMENT

 2
  1
 1
 sqm



\$540,000

417/632 Doncaster Road, Doncaster, Victoria

DATE: 18/11/2021

PROPERTY TYPE: APARTMENT

 2
  2
 2
 sqm



\$508,000

120/632 Doncaster Road, Doncaster, Victoria

DATE: 13/01/2022

PROPERTY TYPE: APARTMENT

 2
  2
 2
 sqm x

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