

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

213/8 Berkeley Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$550,000

&

\$590,000

Median sale price

Median price

\$608,888

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2022

to

30/06/2022

Source

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.

	Address of comparable property	Price	Date of sale
1	713/642 Doncaster Rd DONCASTER 3108	\$590,000	05/08/2022
2	516/642 Doncaster Rd DONCASTER 3108	\$587,000	29/07/2022
3	316/7-11 Berkeley St DONCASTER 3108	\$565,000	09/08/2022

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:

15/09/2022 11:53



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



713/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$590,000

Method: Private Sale

Date: 05/08/2022

Property Type: Apartment



516/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$587,000

Method: Private Sale

Date: 29/07/2022

Property Type: Apartment



316/7-11 Berkeley St DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$565,000

Method: Private Sale

Date: 09/08/2022

Property Type: Apartment