

## 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 311/8 Hepburn Road, Doncaster

### Indicative selling price

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

Single price \$415,000

### Median sale price

Median price \$650,000

Property type Apartment

Suburb Doncaster

Period - From 03/2024

to

06/2024

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. 315/59 Stables Circuit, Doncaster	\$ 475,000	27/03/2024
2. 807/1 Grosvenor Street, Doncaster	\$ 422,000	8/03/2024
3. 413/59 Stables Circuit, Doncaster	\$ 475,000	22/02/2024

This Statement of Information was prepared on: 17/07/2024

## Comparable properties



**\$ 475,000**

315/59 Stables Circuit, Doncaster, Victoria

DATE: 27/03/2024

PROPERTY TYPE: APARTMENT

 1  1  
 1  sqm



**\$ 422,000**

807/1 Grosvenor Street, Doncaster, Victoria

DATE: 8/03/2024

PROPERTY TYPE: APARTMENT

 2  1  
 1  sqm



**\$ 475,000**

413/59 Stables Circuit, Doncaster, Victoria

DATE: 22/02/2024

PROPERTY TYPE: APARTMENT

 1  1  
 1  sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee