Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	309/20 Hepburn Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Single price \$690,000

Median sale price

Median price	\$596,500	Pro	perty Type Un	t		Suburb	Doncaster
Period - From	01/01/2024	to	31/03/2024	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.

Address of comparable property

1	108/20 Hepburn Rd DONCASTER 3108	\$700,000	04/05/2024
2	2/6 Thiele St DONCASTER 3108	\$670,000	25/02/2024
3	106/8 Hepburn Rd DONCASTER 3108	\$651,000	22/11/2023

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:	06/05/2024 17:40



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$690,000 Median Unit Price March quarter 2024: \$596,500

Comparable Properties



108/20 Hepburn Rd DONCASTER 3108 (REI)

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Agent Comments

Price: \$700,000 Method: Private Sale Date: 04/05/2024

Property Type: Apartment



2/6 Thiele St DONCASTER 3108 (REI)

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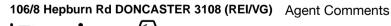


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Price: \$670,000 Method: Auction Sale Date: 25/02/2024

Property Type: Apartment **Land Size:** 108 sqm approx

Agent Comments





Price: \$651,000 Method: Private Sale

Date: 22/11/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



