

# 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 **902/20 Hepburn Road, Doncaster VIC 3108**

### 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)

Range between **\$500,000** & **\$550,000**

### Median sale price

Median price **\$550,000** Property type **Unit** Suburb **Doncaster**  
Period - From **01/04/2023** to **30/06/2023** 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. 15/1 Grosvenor Street, Doncaster VIC 3108	\$530,000	01/09/2023
2. 4/1 Pettys Lane, Doncaster VIC 3108	\$580,000	31/05/2023
3. 7/107 Whittens Lane, Doncaster VIC 3108	\$552,000	30/05/2023

This Statement of Information was prepared on: **02/10/2023**