

# 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

101/7 Berkeley Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$500,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb Doncaster

Period - From 10/10/2022 to 09/10/2023 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	402/18 Berkeley St DONCASTER 3108	\$600,000	30/08/2023
2	705/20 Hepburn Rd DONCASTER 3108	\$470,000	04/09/2023
3	209/7 Berkeley St DONCASTER 3108	\$330,000	26/07/2023

**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:

10/10/2023 13:39



2   2   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$460,000 - \$500,000

**Median Unit Price**

10/10/2022 - 09/10/2023: \$630,000

## Comparable Properties



**402/18 Berkeley St DONCASTER 3108 (REI)**

Agent Comments

2   2   1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 30/08/2023

**Property Type:** Apartment



**705/20 Hepburn Rd DONCASTER 3108 (REI)**

Agent Comments

2   1   1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 04/09/2023

**Property Type:** Apartment



**209/7 Berkeley St DONCASTER 3108 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$330,000

**Method:** Private Sale

**Date:** 26/07/2023

**Property Type:** Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088