

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 407/18 Berkeley Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$600,000

&

\$660,000

Median sale price

Median price

\$620,500

Property Type

Apartment

Suburb

Doncaster (3108)

Period - From

30/08/2020

to

30/08/2021

Source

Realestate

Comparable property sales

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
116/3 MITCHELL STREET, DONCASTER EAST VIC 3109	\$600,000	18/11/2021
111/832 DONCASTER ROAD, DONCASTER VIC 3108	\$603,000	29/10/2021
24/75-77 TRAM ROAD, DONCASTER VIC 3108	\$635,000	23/10/2021

This Statement of Information was prepared on: 21/01/2022