

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

G09 8 Berkeley Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$380,000

&

\$410,000

Median sale price

Median price

\$566,000

Property Type

Unit

Suburb

Doncaster

Period - From

04/10/2021

to

03/10/2022

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	109/101 Tram Rd DONCASTER 3108	\$405,000	12/05/2022
2	307/6 Thiele St DONCASTER 3108	\$405,000	12/05/2022
3	25/765-767 Doncaster Rd DONCASTER 3108	\$393,000	28/04/2022

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:

04/10/2022 15:03

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Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

04/10/2021 - 03/10/2022: \$566,000



Property Type:

Agent Comments

Comparable Properties

109/101 Tram Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$405,000

Method: Sale

Date: 12/05/2022

Property Type: Strata Unit/Flat



307/6 Thiele St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 12/05/2022

Property Type: Apartment



25/765-767 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$393,000

Method: Private Sale

Date: 28/04/2022

Property Type: Apartment