

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

309/7 Berkeley Street Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$315,000

&

\$346,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,250

Property type

Unit

Suburb

Doncaster

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

107/7 Berkeley Street Doncaster VIC 3108	\$355,000	24-Sep-21
102/101 Tram Road Doncaster VIC 3108	\$305,000	01-Sep-21
6/414 Doncaster Road Doncaster VIC 3108	\$310,000	05-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 17 January 2022



107/7 Berkeley Street Doncaster VIC 3108

Sold Price

\$355,000

Sold Date

24-Sep-21



1



1



1

Distance

-



102/101 Tram Road Doncaster VIC 3108

Sold Price

\$305,000

Sold Date

01-Sep-21



1



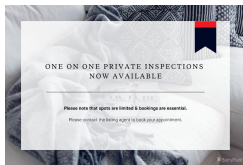
1



1

Distance

0.41km



6/414 Doncaster Road Doncaster VIC 3108

Sold Price

\$310,000

Sold Date

05-Oct-21



1



1



1

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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