

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

111/18 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,800

Property type

Unit

Suburb

Doncaster

Period-from

01 Jul 2023

to

30 Jun 2024

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

304/18 BERKELEY STREET DONCASTER VIC 3108	530000	19-Jun-24
1/18 BERKELEY STREET DONCASTER VIC 3108	520000	09-May-24
503/5 SOVEREIGN POINT COURT DONCASTER VIC 3108	500000	24-Apr-24

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: 10 July 2024



**304/18 BERKELEY STREET
 DONCASTER VIC 3108**

 2  2  1

Sold Price ^{RS} **530000** ^{UN} Sold Date **19-Jun-24**

Distance -



**1/18 BERKELEY STREET
 DONCASTER VIC 3108**

 2  1  1

Sold Price ^{RS} **520000** Sold Date **09-May-24**

Distance -



**503/5 SOVEREIGN POINT COURT
 DONCASTER VIC 3108**

 2  2  1

Sold Price **500000** Sold Date **24-Apr-24**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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