



first
national
REAL ESTATE | Bill Schlink

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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

404/7-11 Berkeley Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$569,000

Median sale price

Median price

\$647,000

House

Unit

X

Suburb

Doncaster

Period - From

01/10/2018

to

31/12/2018

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	G7/19-21 Frederick St DONCASTER 3108	\$605,000	30/11/2018
2	10/33 Queens Av DONCASTER 3108	\$585,000	10/04/2019
3	407/5 Sovereign Point Ct DONCASTER 3108	\$580,000	27/11/2018

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.~~

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Indicative Selling Price

\$569,000

Median Unit Price

December quarter 2018: \$647,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



G7/19-21 Frederick St DONCASTER 3108 (REI) Agent Comments



Price: \$605,000

Method: Private Sale

Date: 30/11/2018

Rooms: -

Property Type: Apartment



10/33 Queens Av DONCASTER 3108 (REI)

Agent Comments



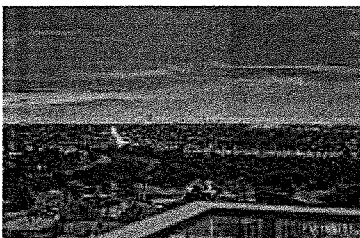
Price: \$585,000

Method: Private Sale

Date: 10/04/2019

Rooms: -

Property Type: Apartment



407/5 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 27/11/2018

Rooms: 5

Property Type: Unit