

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

8/38 WESTFIELD DRIVE 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Apr 2023

to

31 Mar 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

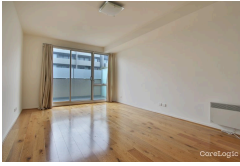
Date of sale

215/8 BERKELEY STREET DONCASTER VIC 3108	\$760,000	22-Feb-24
503/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$730,000	21-Feb-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: 08 April 2024



**215/8 BERKELEY STREET
DONCASTER VIC 3108**

 3  2  2

Sold Price **\$760,000** Sold Date **22-Feb-24**

Distance **0.33km**



**503/330 MANNINGHAM ROAD
DONCASTER VIC 3108**

 3  2  2

Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **21-Feb-24**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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