

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

214/8 HEPBURN ROAD 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2022

to

31 Aug 2023

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

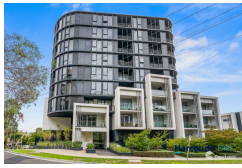
Date of sale

107/1 GROSVENOR STREET DONCASTER VIC 3108	\$371,000	05-Aug-23
211/642 DONCASTER ROAD DONCASTER VIC 3108	\$408,000	26-Jun-23
302/642 DONCASTER ROAD DONCASTER VIC 3108	\$408,500	09-Jun-23

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: 29 September 2023


**107/1 GROSVENOR STREET
DONCASTER VIC 3108**

 1  1  1

Sold Price **\$371,000** Sold Date **05-Aug-23**

Distance **0.65km**


**211/642 DONCASTER ROAD
DONCASTER VIC 3108**

 1  1  1

Sold Price **\$408,000** Sold Date **26-Jun-23**

Distance **0.3km**


**302/642 DONCASTER ROAD
DONCASTER VIC 3108**

 1  1  1

Sold Price **\$408,500** Sold Date **09-Jun-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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