

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

101/20 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$672,500

Median sale price

Median price \$635,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2021

to 30/06/2022

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	8/1 Westfield Dr DONCASTER 3108	\$720,000	23/06/2022
2	511/101 Tram Rd DONCASTER 3108	\$685,000	04/07/2022
3	10/872 Doncaster Rd DONCASTER EAST 3109	\$670,000	13/09/2022

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.~~

This Statement of Information was prepared on:

19/09/2022 10:57